



Ivy Cottage, Church Street, Blackford, Wedmore BS28 4NR

£595,000 Freehold

COOPER
AND
TANNER



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Description

An absolute gem of a character cottage which has been sympathetically refurbished from top to bottom, combining modern comforts with period features throughout, creating the perfect home for anyone looking to move in and unpack.

Some of the appeal of this cottage is that it maintains its charm and country cottage feel whilst benefitting from well-proportioned, light rooms.

The welcoming hallway, with wood-effect ceramic flooring leads to a well-proportioned sitting room with fabulous inglenook fireplace and contemporary wood burning stove. A further spacious reception room with open fire, provides ample space for a dining table.

At the rear of the cottage the kitchen has been lovingly renovated in a fresh, contemporary style incorporating an induction hob, integrated dishwasher, ovens and sleek, custom-built units topped with Corian worktops. Stunning porcelain floor tiles and metro wall tiles complete the look.

The rear hall leads to the back garden and into the utility room which has ample space for

white goods and the storage of coats and muddy boots.

Upstairs, the principal bedroom suite is spacious and airy and incorporates inbuilt storage and an ensuite shower room. There are two further double bedrooms, each decorated in a neutral palette and served by a substantial family bathroom, complete with a contemporary bathroom suite with bath, separate walk-in shower and vanity unit.

Outside

The pretty, secluded cottage garden has been terraced in natural stone to incorporate a paved sun terrace, well stocked raised flower beds and lawn. Attached to the property is a substantial shed which houses the oil tank whilst proving plenty of additional storage space. To the far side of the neighbouring property is the two-storey garage belonging to Ivy Cottage. Built in stone with wooden coach house doors, this versatile space is a great asset to the property and would suit anybody requiring extra space which could serve as a studio or music room.









Location

Blackford is located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. It is a friendly, active community and has a pub, village hall, middle school and church. There is also a small play area next to the village hall.

The historic village of Wedmore is close by with an array of interesting shops including a gallery, village store, butchers and fishmongers, several cafes, three pubs, a chemist, dentist, travel agents and various hairdressers and therapists. Wedmore benefits from playing fields, with thriving tennis, football, bowls and cricket clubs. The Cathedral City of Wells is just 10 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily accessed just 16 miles away. The property is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey Middle School and the Kings of Wessex Academy. There are also reputable independent schools, including Millfield, Wells Cathedral, Sidcot and Taunton School. Bus services to most schools operate nearby.



Local Information Blackford

Local Council: Somerset

Council Tax Band: E

Heating: Oil

Services: Mains drainage, electricity and water

Tenure: Freehold (partial flying freehold)



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-Super-Mare
- Bridgwater

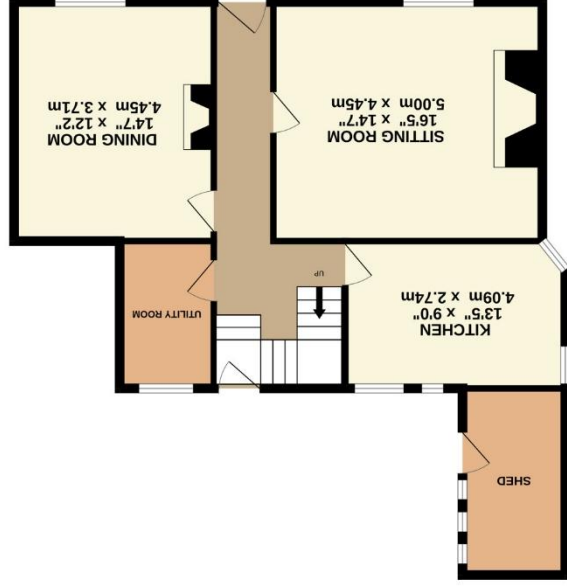


Nearest Schools

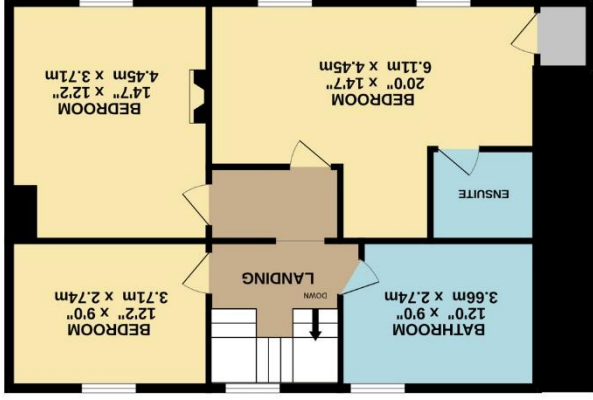
- Hugh Sexey middle school
- Wedmore first school
- Kings of Wessex academy



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



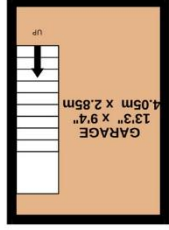
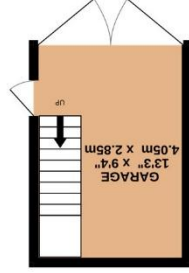
1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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