



Old Ford House, Church Street, Blackford, Wedmore BS28 4NR £475,000 Freehold

COOPER
AND
TANNER



Old Ford House, Church Street, Blackford, Wedmore BS28 4NR

 4  2  2 EPC E

£475,000 Freehold

Description

A delightful character property nestled in the heart of the friendly village of Blackford, Old Ford House combines traditional charm with sleek, modern touches creating a beautifully presented and welcoming home with four bedrooms, West-facing courtyard garden, driveway parking and garage.

Converted from a carpenter's barn dating back to the 1800s, the property has been further extended in more recent years to provide generous living space and four double bedrooms, two of which are downstairs.

The spacious kitchen diner is flooded with light from West-facing windows and from a glazed door out to the pretty courtyard garden. Neutral-coloured wall and base units house integrated appliances and there is plenty of room for a dining table and chairs. The adjacent utility and boot room is a generous and practical space providing additional storage, white goods and access to an extensive and fully boarded loft space.

The double aspect sitting room is well-proportioned yet cosy and provides access to a spacious bathroom with bath and separate shower, and a double bedroom with its own separate entrance to the driveway, ideal for guests or use as a workspace. A further double bedroom on the ground floor benefits from its own ensuite shower room. The two other double bedrooms are both upstairs, each with plenty of eave's storage, and there is further cupboard space on the landing.

Old Ford House benefits from a large, gated driveway with parking for numerous vehicles. There is access to an insulated garage providing plenty of storage or space for a workshop. The pretty West-facing courtyard garden runs across the rear of the property with paved terracing creating ample space for garden furniture to make the most of the sunshine on warmer days.









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, the village hall and community café, Coombes Micro Dairy, The Sexey's Arms pub, and Axe Vale Vets, 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



Motorway Links

- M5



Train Links

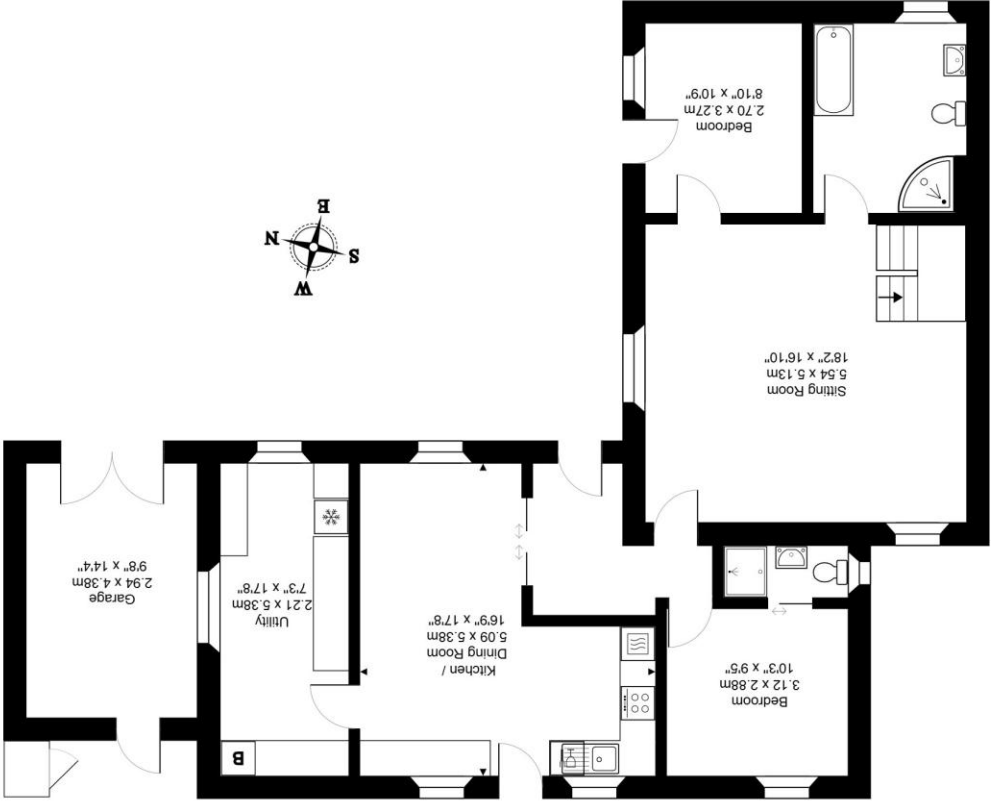
- Highbridge and Burnham
- Weston-Super-Mare
- Bridgwater



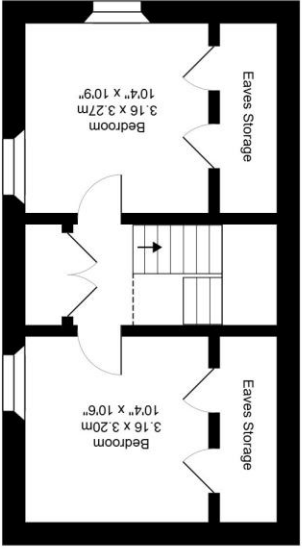
Nearest Schools

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





Ground Floor
Area: 102.3 m² ... 1101 ft²



First Floor
Area: 37.3 m² ... 401 ft²

Total Area: 139.6 m² ... 1503 ft² (excluding garage)
 All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk



WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

COOPER
 AND
 TANNER



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.