



The Old Coach House, Sand Road, Wedmore BS28 4BZ

£1,250,000 Freehold

COOPER  
AND  
TANNER







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 5  3  3 EPC E £1,250,000 Freehold

## Description

A hidden gem in the heart of Wedmore, The Old Coach House is an immaculately presented five-bedroom, period property, brimming with character, with a desirable two-storey converted stone outbuilding with studio and office, landscaped gardens and parking for several cars.

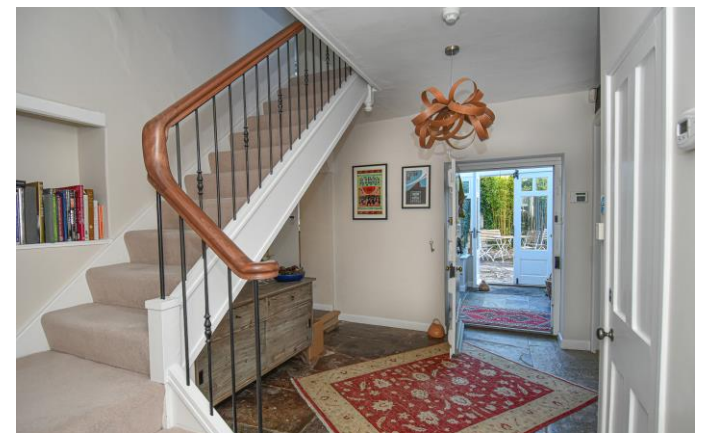
A fabulous timber-framed glass porch provides a bright and spacious entrance into the inner hallway where the period character of the flagstone floor and staircase, set the tone for the welcoming home beyond. The beautiful sitting room, with exposed beams and a woodburning stove, provides a cosy space to relax, and opens out into a glass sunroom offering a light and airy seating area overlooking the courtyard garden. A further reception room has been created with the addition of a glass garden room which provides a calming space in which to sit and admire the garden. The hub of this home is the spacious kitchen diner, complete with a two oven Aga and two-oven gas hob companion Aga, stunning Neptune kitchen with central island. Stylish grey and blue contrasting units housing integrated appliances and a larder cupboard are offset by the fabulous tiled flooring which extends into the extensive dining area and rear boot room where there is access via a stable door to the courtyard garden. The adjoining utility room has ample storage and space for white goods and there is an additional downstairs cloakroom.

On the first floor, the spacious principal bedroom suite has a boutique feel and features a walk-in wardrobe and sleek en-suite with floor to ceiling tiles, free standing bath and separate shower. There are two further double bedrooms, each with fitted wardrobes and views onto the gardens. The family bathroom has been fitted with a modern suite with corner shower, wash-hand basin and WC.

From the landing, stairs lead to the second floor offering two further bedrooms, a shower room and dressing area. There is plenty of fitted storage throughout and large Velux windows provide stunning views across the village and open countryside beyond.

## Outside

A secluded driveway leads to a pretty block-paved area in front of the house, framed by beech trees, where there is parking and turning for several cars. To the rear of the house, a stone pathway leads to a secluded and cobbled courtyard garden. The front garden has been thoughtfully landscaped providing a pergola with seating area, lawn and a range of trees and shrubs. A sympathetically converted two-storey outbuilding provides studio and office space and faces onto a productive kitchen garden with raised beds and garden shed.















## Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Gas

**Services:** Mains electric & water, private drainage

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge & Burnham



### Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



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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TOTAL FLOOR AREA : 3187 sq.ft. (296.1 sq.m.) approx.

