



Langaller, Pilcorn Street, Wedmore BS28 4AP

£675,000 Freehold

COOPER  
AND  
TANNER



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## Description

With its attractive stone façade, its practical layout, and lovely mature gardens, set on an enviable corner plot, this four-bedroom home is in a sought-after village location with parking and a double garage.

Langaller is a warm, inviting home with a satisfying circular flow through the ground floor living areas. The sitting room spans the depth of the property, with windows overlooking the front garden with its magnificent magnolia tree, and glass sliding doors at the other end which open to the rear garden conservatory. This conservatory was installed about five years ago, extending the sociable living space into the garden. Double glazed doors open from the sitting room into the dining room where there is ample space for a dining table and other furniture. Patio doors allow natural light to flood in and slide open to the rear garden. Adjacent to the dining room is the kitchen which is fitted with a range of wall and base units with integrated four-ring gas hob, double electric oven, microwave, and space and plumbing for other appliances. An external door opens directly to the productive kitchen garden which runs along the side of the house. The

practical design of the ground floor includes understairs storage in the kitchen, a further cupboard in the hall and a cloakroom. The four bedrooms and the family shower room are upstairs. The principal bedroom benefits from an ensuite bathroom and fitted wardrobes. The other three bedrooms share the modern shower room.

Outside, the house is surrounded on three sides by its leafy, established gardens bordered by attractive stone walling which provides privacy to the rear garden. Both the front and rear gardens are mainly laid to lawn with mature flower beds, shrubs and trees, providing texture and colour throughout the seasons. A kitchen garden, to one the side of the house, is laid out with raised beds and shingle pathways, whilst on the other side, a wide, paved pathway provides enough space for a greenhouse and shed. The double garage is at the back of the plot with a pedestrian door from the garden and two garage doors opening on the driveway where there is parking for a couple of vehicles.









## 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 store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex

Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



## Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare



### Nearest Schools

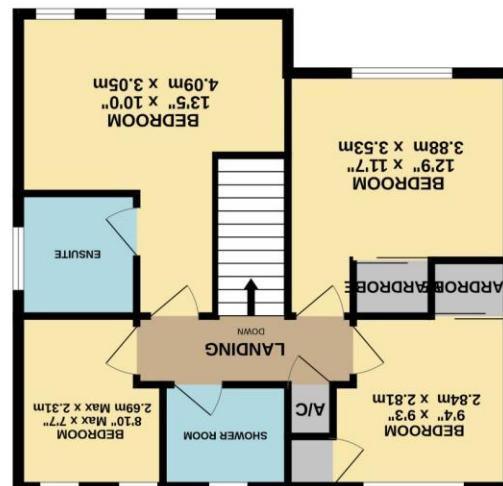
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

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WEDMORE OFFICE



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. Prospective purchasers, The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

