



Hill Head Farm, Maltfield, Wedmore BS28 4TP

£1,200,000 Freehold

COOPER
AND
TANNER



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Maltfield, Wedmore BS28 4TP

 5  3  3 EPC TBC

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Description

Substantial, handsome, and spacious five-bedroom family home, perched on a hilltop with stunning views, set within lovely level grounds, with sweeping driveway and beautiful gardens with luxury thatched gazebos. In addition, converted outbuildings include a substantial gym and separate office, providing the opportunity to improve work-life balance by working or running a business from home.

Hidden away behind mature leafy hedging, tall wooden electric gates glide open to reveal this extraordinary home. An impressive and welcoming entrance hall with hard wood flooring leads to the fabulous open plan kitchen-dining room, complete with vaulted ceiling, picture window and glass wall of bi-fold doors which seamlessly fold back to extend this sociable family hub out onto paved terrace and into the garden. The kitchen is fitted with a range of base and wall units with warm wooden work surfaces, range cooker with induction hob, integrated appliances and central island. There is an enviable pantry and a practical utility room. A light and spacious sitting room with views through a large bay window over the front lawn also benefits from a multi-fuel stove which creates a cosy retreat or sociable hub during winter's evenings. A second large and well-proportioned reception room is currently used as a dining room. Leading past the downstairs cloakroom is an open plan home office area and separate living

space with French doors to the garden, which could easily be reconfigured to create a separate annexe. Upstairs there are five bedrooms which all have stunning viewings over the beautiful gardens to the countryside beyond. The principal bedroom suite comprises the main room overlooking the front garden, a dressing area with sleek fitted wardrobes, and an ensuite shower room. The second spacious double bedroom is also at the front of the house and benefits from an ensuite shower room. Of the other three bedrooms one has a built-in wardrobe and all three share a family bathroom.

Outside

Behind the smart electric gates, with remote mobile phone access, is an expanse of sweeping shingle driveway with ample space for parking a multitude of vehicles. A converted outbuilding houses an impressive home gym, office, kitchen, WC, garage and storage. Lawn encircles the house bordered by mature trees, hedging, and fencing. There are two beautiful Walnut trees with space for a hammock for those balmy summer afternoons. Colourful herbaceous borders complement the thoughtful landscaping with paved terraced areas for relaxing and entertaining. The addition of two thatched gazebos provide attractive shelter for alfresco dining and the hot tub.









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, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, 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.

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 County Council

Council Tax Band:

Heating:

Services: Mains electricity, water and private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Yatton
- Weston-super-Mare
- Highbridge



Nearest Schools

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

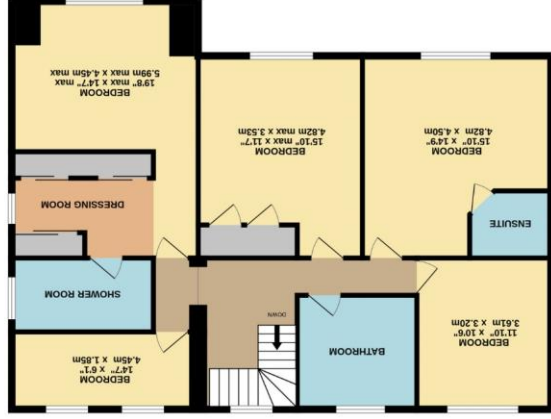




GROUND FLOOR
1130 sq ft (105.0 sq m) approx.



FIRST FLOOR
1426 sq ft (132.6 sq m) approx.



SECOND FLOOR
1216 sq ft (113.0 sq m) approx.

TOTAL FLOOR AREA : 3774 sq.ft. (350.6 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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HILL HEAD FARM