



Dawn House, Pilcorn Street, Wedmore BS28 4AN

£995,000 Freehold

COOPER  
AND  
TANNER





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## Description

Handsome and impressive from the front; beautiful, tranquil and luscious at the rear, this substantial family home with its well-proportioned reception rooms, five/six bedrooms, extensive driveway with triple garage, and current planning permission, is an exciting find in the heart of historic Wedmore.

This welcoming home combines space and elegance with warmth, charm and character. The extraordinary sitting room stretches over 21ft, is light and bright with windows on three sides and French doors to a rear terrace. A stately fireplace with multi-fuel stove creates a warm focal point for those colder winter months. The kitchen provides a family hub, with space for a kitchen table and other furniture. It is fitted with modern wall and base units, with timeless granite work surfaces, and a beautiful Aga. French doors open out to a larger terrace offering fantastic space for alfresco entertaining or relaxing. Adjoining the kitchen there is a versatile room which is currently used as a dining room, but could be a playroom, second sitting room or hobby room. There is a large utility/boot room which provides extended storage off the kitchen, and a separate laundry room which also has storage and has plumbing for the

washing machine and space for a tumble dryer. A further ground floor room, currently an office, could easily be converted to provide a downstairs bedroom with ensuite facilities. There are four double bedrooms and one single upstairs, the three largest overlooking the beautiful back garden. The fabulous master suite is approximately 16ft square, with a run of fitted wardrobes and a spacious ensuite with a shower and a bath. The second bedroom also has an ensuite shower room whilst the other three bedrooms share a family bathroom. The home is warmed by gas central heating and is double glazed throughout.

## Outside

A five bar gate swings open onto an extensive driveway at the front of the property with parking for numerous vehicles. To the side of the triple garage, a lovely wooden lychgate-style entrance opens to reveal a beautiful green and private haven of a rear garden stretching out before you. Mainly laid to lawn and bordered by colourful flower beds the garden offers plenty of opportunities for the green-fingered and space for active family life. There is planning permission for a three bedroom house to replace the existing garage and for a new garage and access for the main house.

















## 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.

## Directions

From the Wedmore office, continue along Church Street into Pilcorn Street. The property will be found on the left hand side of the road, opposite the turning into St Medard.



### Local Information Wedmore

**Local Council:** Sedgemoor

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22
- M5 J21



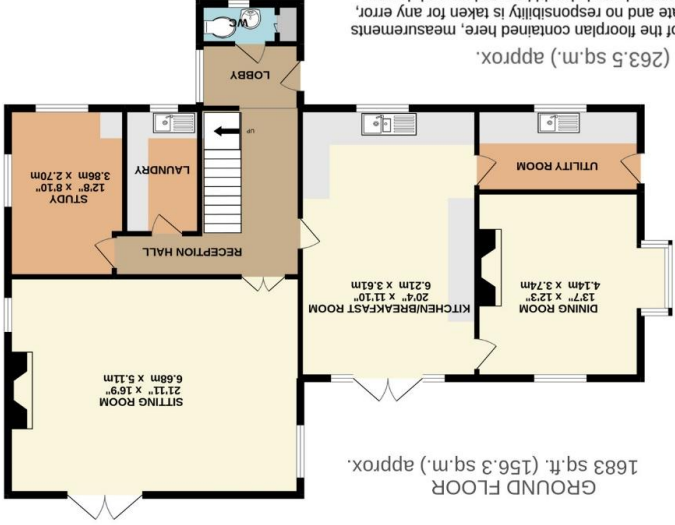
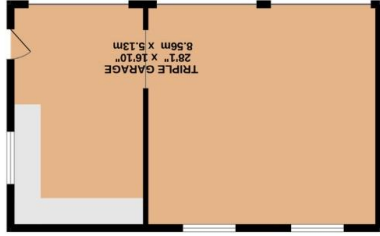
### Train Links

- Weston-super-Mare
- Highbridge

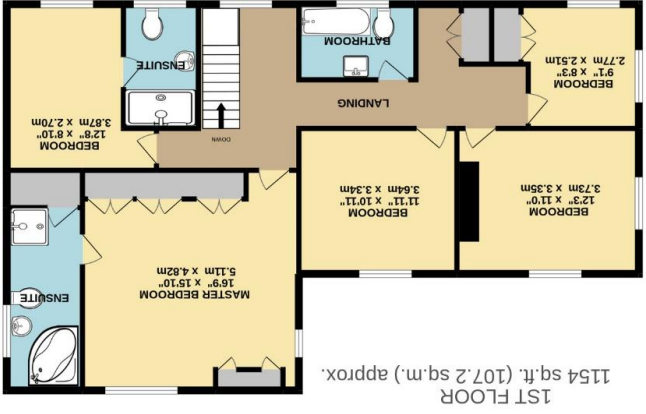


### Nearest Schools

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



GROUND FLOOR (156.3 sq.m.) approx.



1ST FLOOR (107.2 sq.m.) approx.

TOTAL FLOOR AREA : 2836 sq.ft. (263.5 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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