



Manor Lodge, Blackford, Wedmore BS28 4NQ

£795,000 Freehold

COOPER
AND
TANNER



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 4  3  3 EPC B

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Description

The unassuming exterior of this three-bedroom bungalow and one-bedroom annexe disguises a fabulous, high-quality renovation with exceptional eco credentials, contemporary aesthetics, and a practical layout, with large driveway and gardens front and back.

The total renovation and extension of the original bungalow created a modern open-plan living space flooded with natural light and benefiting from welcoming background warmth from underfloor heating beneath beautiful polished concrete flooring. Solar panels, a Tesla battery and an air source heat pump are complemented by thorough insulation and a Vent Axia heat recovery system, resulting in an enviable energy performance rating of 'B', creating an economic and comfortable home.

The open-plan design of the reception rooms and kitchen makes for a spacious and bright living area whilst maintaining an element of separation. Glazed doors on two sides of the kitchen/dining area open out to extend this sociable entertaining space onto paved terracing and the rear garden. The kitchen is fitted with a beautiful range of sleek wall and base units designed with accessibility in mind and topped with contrasting worksurfaces. Integrated appliances include a dishwasher, induction hob, eye-level double oven and a free-standing American-style fridge/freezer. There is space for other appliances in the adjacent utility room whilst further storage and the heating control hub is concealed behind stunning,

tall, sliding, oak doors in the hall. Although the sitting room is also part of the open-plan layout it is a more intimate and cosy space with its bespoke mantelpiece housing a log burning stove.

The three double bedrooms are along the hallway, all connected by the warm and inviting polished concrete flooring with its underfloor heating, providing warmth underfoot and comfortable constant background heat. The principal bedroom benefits from a spacious wet room with 'Washerloo', built-in wardrobes and French doors to the garden. The other two bedrooms are also good size double rooms which share a smart family bathroom with a bath, wash-hand basin, and WC.

A separate one-bedroom annexe is secreted within the 'double garage'. A door to the side of the building opens into the main living space where there is a modern kitchen and living room. There is a double bedroom and a shower room with wash-hand basin and WC. The building retains its electric roller door which now opens to a useful storage area.

Outside, a driveway sweeps up to the house from the road offering plenty of parking and turning space. A gentle ramp and separate steps lead up the front door and level pathways lead from the driveway encircling the property. There are level gardens, mainly laid to lawn, front and back, making the most of the sunshine and providing attractive spaces for relaxing and entertaining throughout the day.









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, village hall, 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: D

Heating: Air Source Heat Pump

Services: Mains drainage, electricity and water

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater



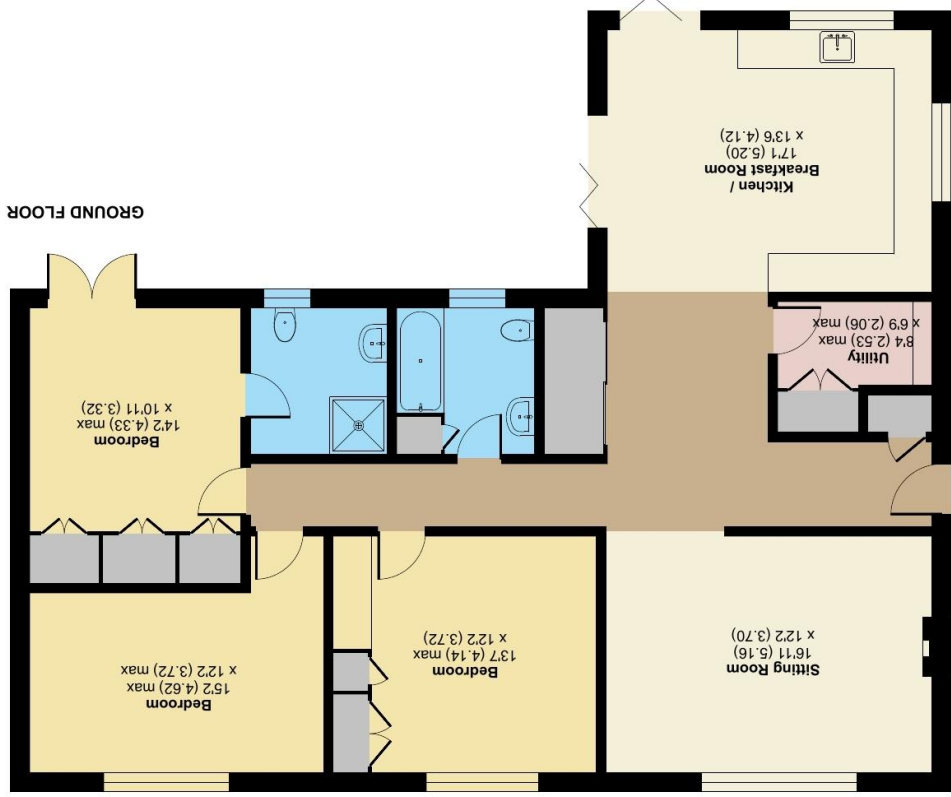
Nearest Schools

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

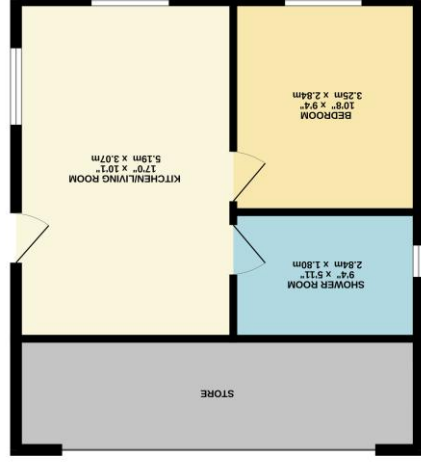


Redmans Hill, Blackford, Wedmore, BS28

Approximate Area = 1357 sq ft / 126 sq m
For identification only - Not to scale



GROUND FLOOR



ANNEXE
458 sq.ft. (42.5 sq.m.) approx.

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