



Walnut House, Plud Street, Wedmore, Somerset, BS28 4BQ

£1,100,000 Freehold

COOPER  
AND  
TANNER



# Walnut House, Plud Street, Wedmore, BS28 4BQ

 5  3  3 EPC Grade II Listed £1,100,000 Freehold

## Description

Hidden away behind tall gates, in a quiet corner of Wedmore is this beautiful and elegant, four-bedroom Grade II listed Georgian home, set amongst mature gardens with swimming pool and one-bedroom annexe.

Beyond the gates lie tranquil, landscaped gardens and the Virginia Creeper-festooned façade of this characterful home, reminiscent of magical childhood stories. The house retains many period features, with beams, flagstones, shutters and inglenook fireplace with a secret door. The sitting room and dining room span the front of the house and look out over the gardens. A feature fireplace with log burning stove in the sitting room offers a cosy retreat for cooler days, whilst the impressive inglenook fireplace in the dining room houses a log burning stove to warm winter festivities. Tucked away, at the back of this inglenook is a door to a hidden room, currently used as a study. The kitchen, breakfast room and utility are at the back of the house. The kitchen features an Aga and a range of shaker-style base and wall units topped with natural stone. Integrated appliances include a gas hob, electric oven and dish washer, beyond the kitchen peninsular there is plenty of space for a dining table. Leading off from the kitchen is a handy boot room with utility area, cloakroom and access to the front of the house, and to the rear, a small courtyard garden.

Upstairs, there is a family bathroom decorated in warm neutral tones and fitted with a modern suite. From here, a light and spacious landing with plenty of room to sit and admire the views over the garden provides access to three double bedrooms each brimming with their own

unique character and charm. The principal bedroom features a range of fitted wardrobes and a contemporary ensuite. Another double bedroom features a 'wedding cake' chimney and stairs leading back down into the dining room. Stairs lead up from the landing to an extraordinary loft room which has beams, wooden flooring and, currently used as a bedroom, has space for any number of uses.

## Outside

The mature, landscaped gardens offer plenty of space for secluded relaxation or for socialising and entertaining. An outdoor heated swimming pool has been thoughtfully designed with paved terracing with a pergola providing shaded seating and adjacent barbecuing area. Flowerbeds, mature trees and shrubs, bordering the lawns, create colour and texture all year round.

Attached to the double garage is a one-bedroom annexe with ensuite facilities offering a versatile space for extended family stays, holiday let, or perhaps home working. There is a handy wood store behind the garage and there is a bank of owned solar panels on the roof.

There is an adjacent 1.3 acres available, with access onto Sand Road, by separate negotiation.

The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Nearby private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

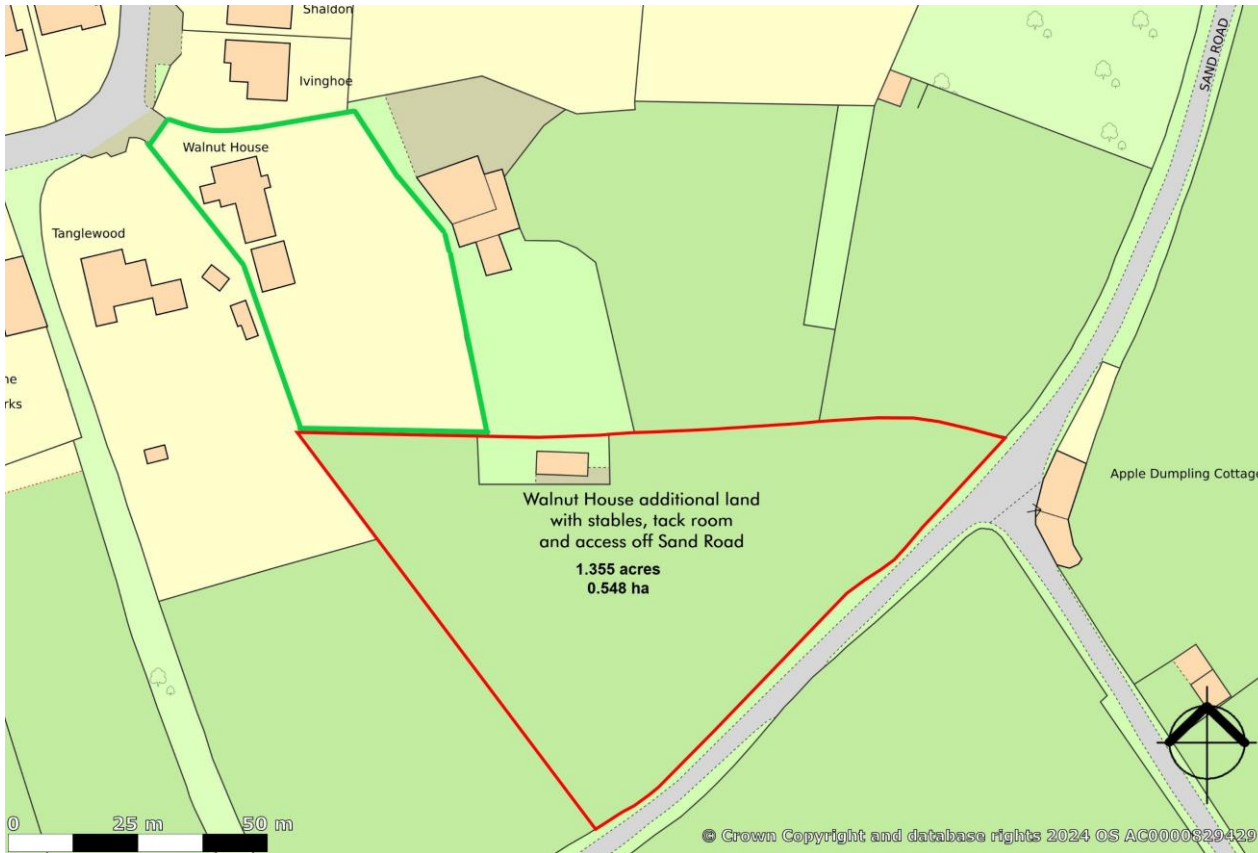








## Adjacent land by separate negotiation



Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare



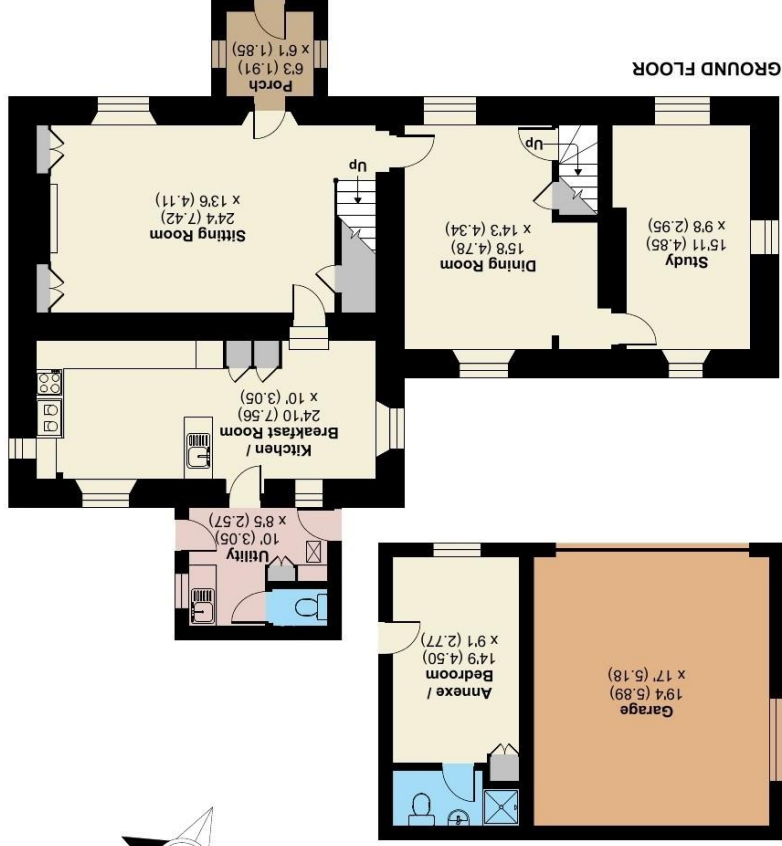
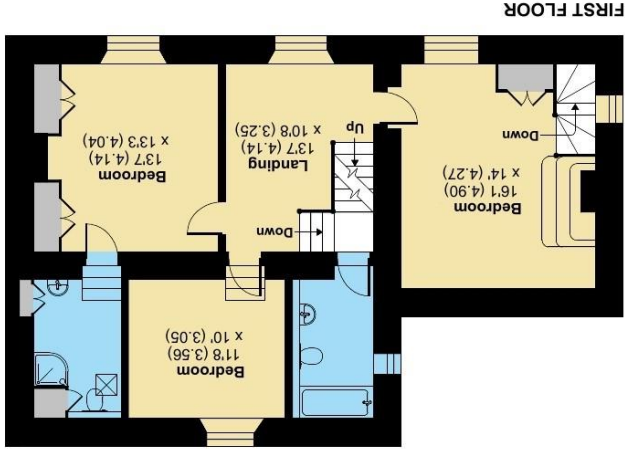
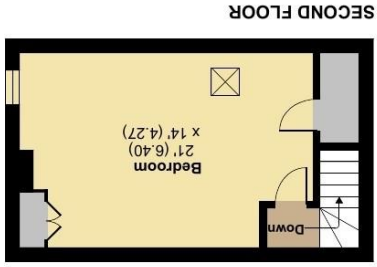
### Nearest Schools

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

# Plind Street, BS28

Approximate Area = 2444 sq ft / 227 sq m  
 Garage = 348 sq ft / 32.3 sq m  
 Annex = 177 sq ft / 16.4 sq m  
 Total = 2969 sq ft / 275.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1153959

**WEDMORE OFFICE**  
 telephone 01934 713296  
 Providence House, The Borough, Wedmore, Somerset BS28 4EG  
[wedmore@cooperandtanner.co.uk](mailto:wedmore@cooperandtanner.co.uk)

**COOPER  
 AND  
 TANNER**



**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.