



The Barn, Shortlands Lane, Wedmore BS28 4BX

£995,000 Freehold

COOPER
AND
TANNER



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 5  3  4  0.9 acres EPC C

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Description

Offered with vacant possession, the Barn is an impressive and spacious, five-bedroom home, with beautiful stone façade and double garage, hidden away in an enviable village location on a surprising plot of just under an acre. The property is in need of repair and maintenance.

There are few properties within the village offering such a large, private plot, in a tranquil location, within close proximity to all the local amenities. Wedmore is a thriving historic village with an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, and a range of eateries, and public houses.

Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities. The property falls within the three tier Wessex Learning Trust which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Local private schools, which are served by private buses, include Sidcot School, Millfield and Wells Cathedral School.

This barn conversion, now in need of love and attention, offers huge potential to be a fabulous family home once more. On the ground floor there are spacious, well-proportioned reception rooms, a desirable open-plan kitchen/dining/living area with adjoining boot room and utility, a large office, a cloakroom with WC, and two hallways with stairs to the first floor. The five double bedrooms are upstairs, two of which have ensuite facilities, one has plumbing for an ensuite, and the other two share a family bathroom.

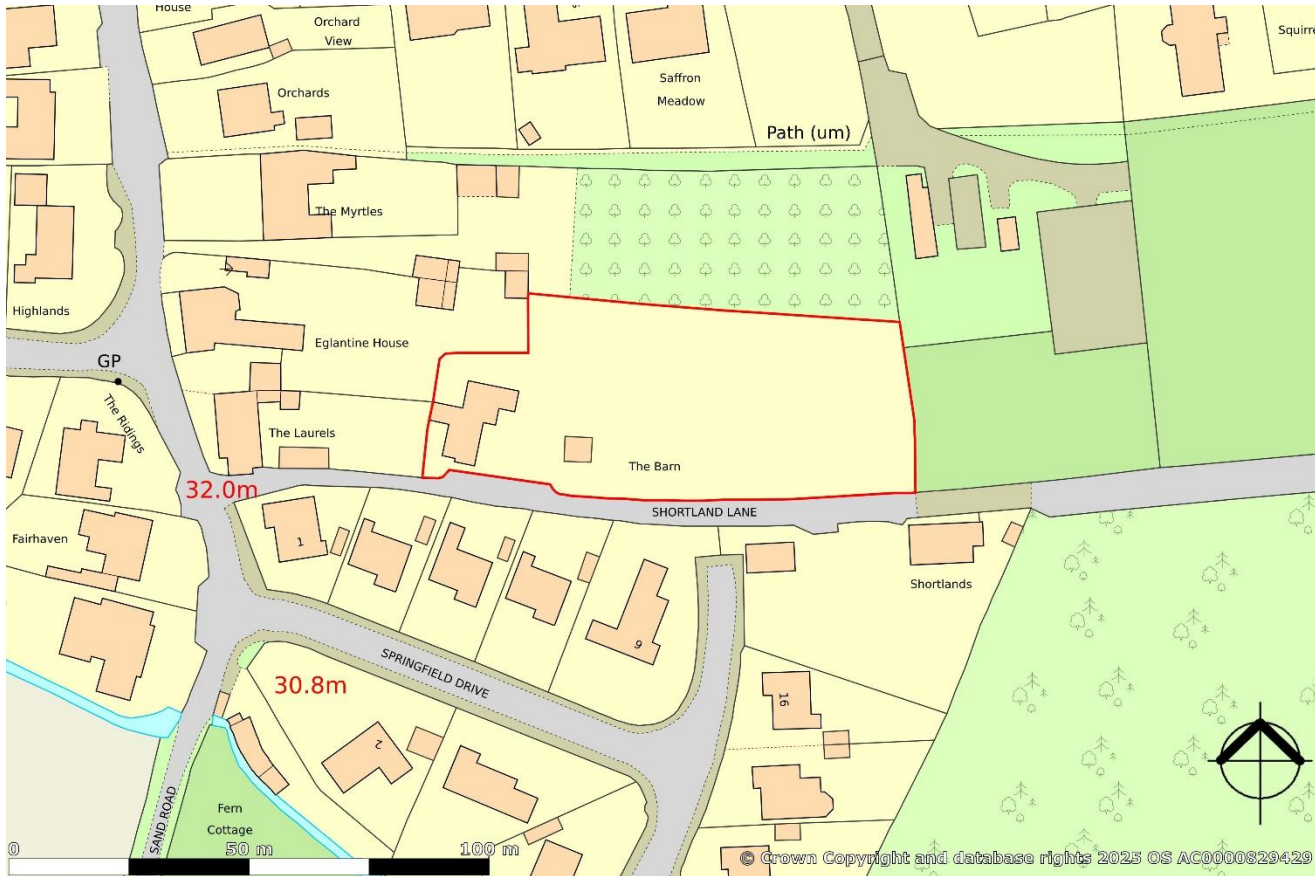
The property is approached via a shingle driveway which runs between the house and the double garage. Paved patio adjacent to the house offers plenty of space for seating and a hot tub. The extensive plot is mainly laid to lawn with mature shrubs and trees.











Local Information Wedmore

Local Council: Somerset

Council Tax Band: G

Heating: Gas central

Services: Mains

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



GROUND FLOOR
1643 sq.ft. (152.7 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.

TOTAL FLOOR AREA : 2824 sq.ft. (262.4 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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