



Lingmell, Eastfield Road, Blackford, Wedmore BS28 4NH

£650,000 Freehold

COOPER
AND
TANNER



Lingmell, Eastfield Road Blackford, Wedmore BS28 4NH

 4  2  1 0.4 acre EPC F

£650,000 Freehold

Description

Set on a substantial plot with enviable rural views, this spacious four double-bedroom bungalow with driveway, off-street parking and a single garage has been a loved and well-maintained home since it was bought from new in the 1970s.

Lingmell is a light, well-proportioned and practical bungalow, with the living space to the left of the entrance hall and bedrooms to the right. A satisfying circular flow round joins the sitting room to the kitchen, dining room and hallway. The 19ft, dual aspect sitting room benefits from a lovely bay window looking out over the front garden a feature fireplace with stone surround. The kitchen and dining room enjoy enviable views across the rear garden to the countryside beyond. The kitchen is fitted with a range of wall and base units with integrated dishwasher and space for a fridge and cooker, and there is ample room for a breakfast table. More storage and space for a freezer is found in the adjoining rear lobby,

where there is a WC and there is also access to the front and rear gardens and to the fourth double bedroom. There are three further double bedrooms at the other end of the bungalow which share a large family bathroom fitted with a walk-in shower, a bath, WC and wash-hand basin.

Outside

The bungalow is set well back on the plot allowing for a driveway which leads to a single garage, and a lovely front garden which is bordered by mature trees and hedging. On both sides of the property there is access to the fabulous rear garden where there are uninterrupted panoramic views to The Mendips. The plot is level and extends to just under half an acre of mainly lawn with mature shrubs and trees, and there is a greenhouse and garden shed.









Location

Blackford is a friendly, active community and has a pub, village hall and church. Located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. A small play area is located next to the village hall and not far from Brook House. Wedmore playing fields, with thriving tennis, football, bowls and cricket clubs, is just a mile away in Wedmore. This thriving village has 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. 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 Senior School. There are also reputable independent schools, including Millfield, Wells Cathedral, Sidcot and Taunton School. Bus services to most schools operate nearby.

Directions

From the Wedmore office follow Church Street out of the village towards Blackford. Take the turning on the right, opposite the school into Redmans Hill, continue till the road meets Eastfield Road and the property is directly opposite the junction.



Local Information Blackford

Local Council: Somerset

Council Tax Band: E

Heating: Oil Central Heating

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge and Burnham



Nearest Schools

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

GROUND FLOOR
1691 sq.ft. (157.1 sq.m.) approx.



Measurements have 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 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. Made with Mapbox, 2024

WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
 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, references 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.

