



Ferras House, Grants Lane, Wedmore BS28 4EA

Guide Price £850,000 Freehold

COOPER  
AND  
TANNER



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£850,000 Freehold

## Description

Brimming with character, this handsome, well-proportioned, four-bedroom period property in the heart of Wedmore has been thoughtfully extended to create a substantial and inviting home with lovely views across the village and countryside beyond.

Flagstone floors stretch the length of the entrance hall and lead to two reception rooms, each with its own character and period features including open fires, sash windows with shutters and picture rails. Towards the rear of the property, the kitchen with its range of base and wall units and fitted dresser, provides plenty of space for a dining table and chairs, a range cooker, and white goods. The original windows have been retained and bring light into the room via the rear extension but there's also potential to combine the rooms to create a fantastic open plan kitchen/dining/family space. With wooden floors, sky lights and French doors leading to the garden, the extension, currently accommodating an art studio, is an impressive, light and versatile space which would also serve as an excellent living area. Windows across the rear look out across the garden and the French doors leading up to a sun terrace make the most of the wonderful views across to the church and open countryside. A utility space adjoins the studio and includes a Belfast sink and ample room for storage

and white goods. A shower room with a modern suite completes the downstairs accommodation.

The landing upstairs is a bright and inviting space featuring a beautiful arch window framing the views beyond. There are two double bedrooms which benefit from ensuite facilities and look out over the front of the property. A third double bedroom, situated at the rear of the house, opposite the family bathroom comes complete with fitted wardrobes and two sash windows which make the most of the lovely views across the village. There is also a single room which currently serves as a study.

## Outside

Ferras House is one of the beautiful, enviable homes which looks over the green and tranquil 'Saxon Square', a hidden, leafy haven in the heart of Wedmore encircled by buildings. From the rear of the house, steps lead up to a paved sun terrace and to the garden which is mostly laid to lawn and features a lovely pond attracting more wildlife into the garden. Shrubs and grasses frame the border and thoughtful landscaping, with pathways and flowerbeds, creates interest, texture and colour against the backdrop of greenery, village roof tops and open sky. A substantial garden shed provides ample outside storage.









## 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.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22
- M5 J21



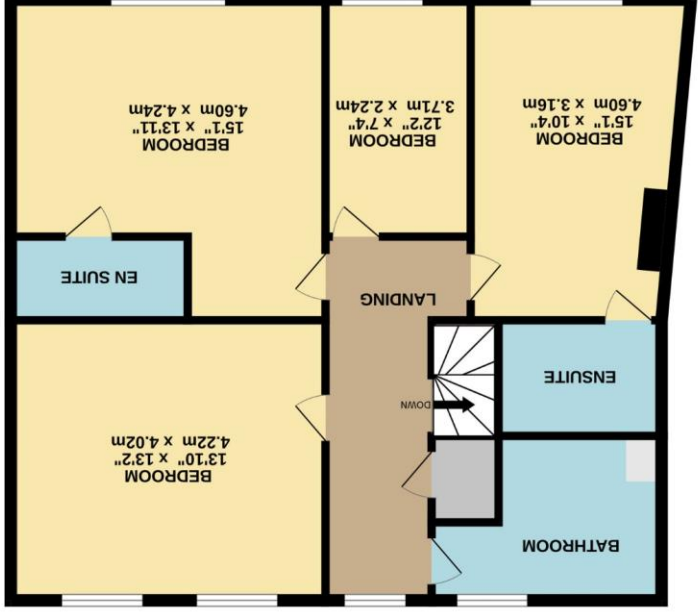
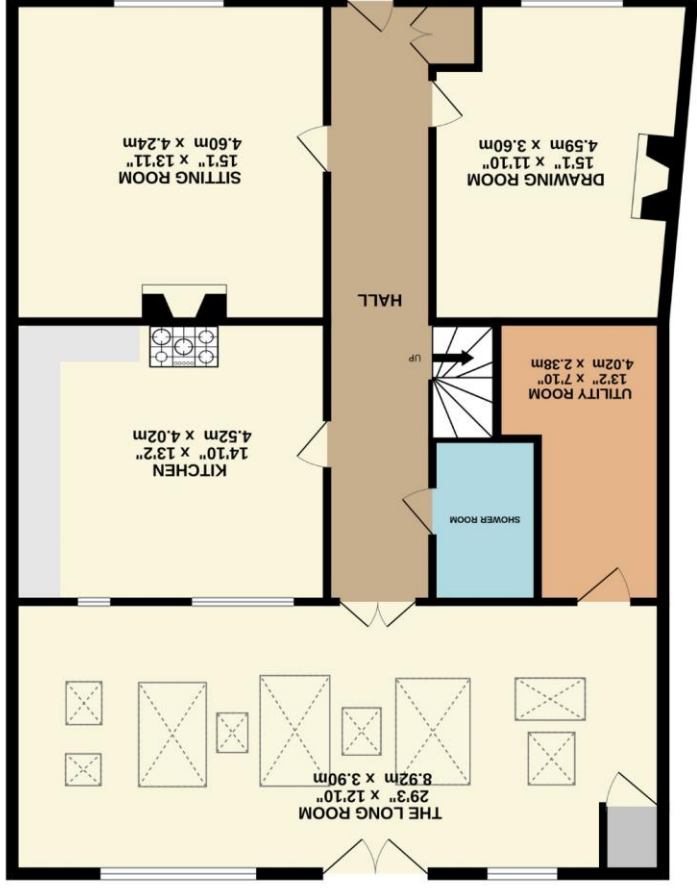
### Train Links

- Weston-super-Mare
- Highbridge



### Nearest Schools

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



TOTAL FLOOR AREA : 2129 sq.ft. (197.8 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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