



Coldnose House, Bagley, Wedmore BS28 4TG

£1,300,000 Freehold





# Coldnose House, Bagley, Wedmore BS28 4TG

House  4  3  3 EPC C  0.84 acres  
Annexe  1  1  1 EPC D **£1,300,000 Freehold**

## Description

Perched on the hillside, with breathtaking, panoramic views is this fabulous, chain-free, lovingly-refurbished and extended, beautiful, four-bedroom cottage and one bedroom annexe, sympathetically blending period charm with elegant contemporary finish and modern comforts.

Thoughtfully designed to embrace today's love of light and space, this home is an extraordinary balance of glass and vaulted ceilings with beams and flagstone flooring. It is decorated throughout in soft heritage colours and textures. Its 'eco' credentials include a host of energy efficient features with 4kw solar panels, air source heat pump, EV chargers and new double glazing. Underfloor heating runs throughout the majority of the property, providing a welcoming background heat. The beautiful styling and finish creates a home worthy of a glossy interiors' magazine whilst creatively incorporating the charm of the original cottage and some of its characterful layout. The older part of the house retains the warmth of the cosier, more intimate spaces, complementing the light, open extension which embraces the views and provides the desirable open-plan family 'hub' and spacious bedroom above.

On the ground floor, the new open-plan kitchen, dining room and living area stretches across the rear of the property with windows and French doors which open out to the lovely gardens, making the most of the countryside views across to The Mendips. This versatile space offers ample room for a dining table and comfortable seating areas.

Large, stone, floor tiles, reminiscent of flagstones, run throughout this living space and through the newly refurbished kitchen, which is fitted with traditional-style hardwood units topped with a light-coloured quartz worksurface, with integrated, full-height fridge and freezer, and a SMEG range-style cooker with induction hob. Plenty of further storage and space for appliances can be found in the separate utility room and boot rooms, where there is also a cloakroom with WC. A cosy snug, with beams and an original fireplace is now fitted with a log burning stove, and is a tranquil room with space for a sofa and some armchairs.

The four double bedrooms are upstairs, accessed via a galleried landing with stripped wooden floors. The principal bedroom is in the new extension and has the luxury of two walk-in wardrobes and a glamorous ensuite bathroom with freestanding bath, wash-hand basin and WC. The second bedroom also benefits from an ensuite shower room. The other two bedrooms, which are in the older part of the house and look out over the front garden, share a fabulous family bathroom which is fitted with a shower, wash-hand basin, WC and free-standing bath.

A stone outbuilding has been lovingly redesigned and beautifully refurbished to provide single storey annexe accommodation and a workshop. The living room, double bedroom and ensuite shower room provide exceptional guest accommodation or offer the potential for a holiday let or separate home office.











**Local Information** Bagley, Wedmore

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Air source heat pump

**Services:** Mains electricity and water. Private drainage.

**Tenure:** Freehold



**Motorway Links**

- M5



**Train Links**

- Highbridge
- Weston-super-Mare

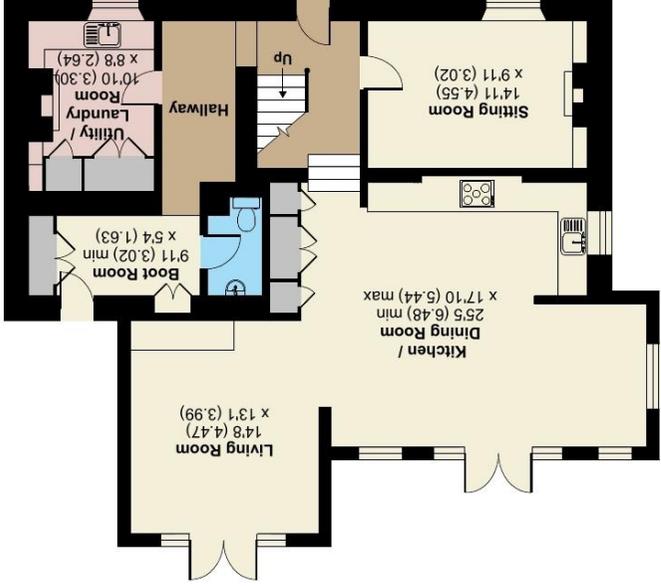


**Nearest Schools, State and Private**

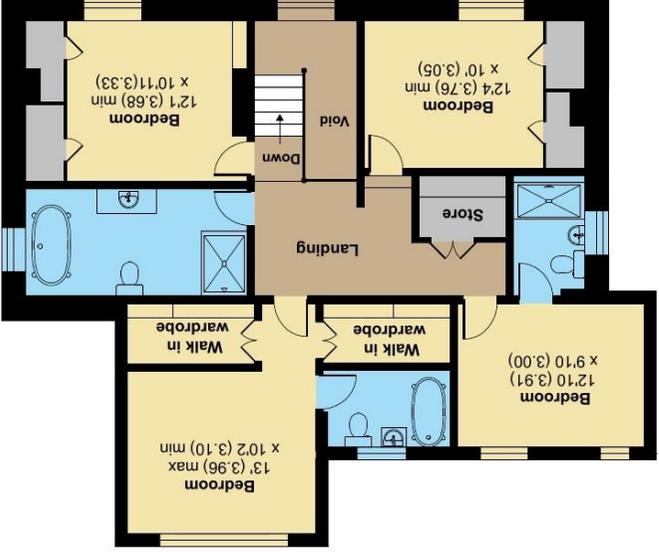
- Wessex Learning Trust 3-tier State schooling
- Millfield
- Sidcot School
- Wells Cathedral School



ANNEXE



GROUND FLOOR



FIRST FLOOR



**Bagley, Wedmore, BS28**  
 Approximate Area = 2329 sq ft / 216.3 sq m  
 Annex = 297 sq ft / 27.5 sq m  
 Outbuilding = 93 sq ft / 8.6 sq m  
 Total = 2719 sq ft / 252.5 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.  
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