



Pippin House, Sparrow Hill Way, Weare BS26 2LA

£479,000 Freehold

COOPER
AND
TANNER



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Description

Charming, modern, three-bedroom home, with pretty stone façade, lovely south-facing garden, single integrated garage with driveway parking, in a sought-after village location.

Pippin House is a warm and inviting home, built around 2008, combining a practical layout with contemporary colour palette and finish. The ground floor is designed with modern open-plan living in mind, with double doors between the sitting room and dining room creating more intimate spaces when needed. The current vendors added an attractive 'David Salisbury' garden room, extending this sociable space into the garden and making the most of the countryside views in all weathers. Beautiful warm wooden flooring flows seamlessly from the hall and cloakroom, into the kitchen and dining room, and into the utility/boot room. The kitchen and utility are fitted with a range of matching wall and base units topped with contrasting worksurfaces. There is space for a range-style cooker in the kitchen and space for appliances in the utility room, where there is also a door to the integral, single garage. The open-plan kitchen/dining area is delineated by a peninsular which provides extra kitchen storage and useful worktop space and there is plenty of room for a

dining table and chairs. The sitting room is a cosier, carpeted room and features a log burning stove.

At the top of the stairs, the landing provides a small area with a window, ideal for a quiet reading space or study. There are three double bedrooms, all with countryside views. The principal suite benefits from a contemporary, ensuite shower room, whilst the other two bedrooms share a smart family bathroom.

The pretty, rear garden faces south-west, benefitting from lovely countryside views and enjoys sunshine throughout warm sunny days. The garden is level and is mainly laid to lawn with paved terraces for seating and a raised vegetable bed. At the front of the house a tarmac and shingle driveway provides parking for two vehicles and access to the single garage.

The property is situated within walking distance of Weare First School, making it an ideal family home for those with young children. For rural pursuits and commuting, Weare is ideally placed within the beautiful Somerset countryside with easy access to the A38 which provides direct access to the M5 and Bristol Airport.









Location

The villages of Weare and Lower Weare lie beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course in Wedmore and sports centre in Cheddar. Weare First School is in the village, about a 10-minute walk away, and is part of The Wessex Learning Trust, which includes Hugh Sexey Middle School in Blackford and Kings of Wessex Academy and Sixth Form in Cheddar. School buses for the middle and senior schools pick up and drop off just along the road. There is also a church, a pub and a local petrol station with a convenience store within Weare and Lower Weare.

Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there are more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities. Bristol Airport is approximately 12 miles away along the A38. Mainline train stations can be found in Yatton and Weston-super-Mare, and Highbridge.



Local Information Weare

Local Council: Somerset

Council Tax Band: E

Heating: Oil

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-super-Mare



Nearest Schools

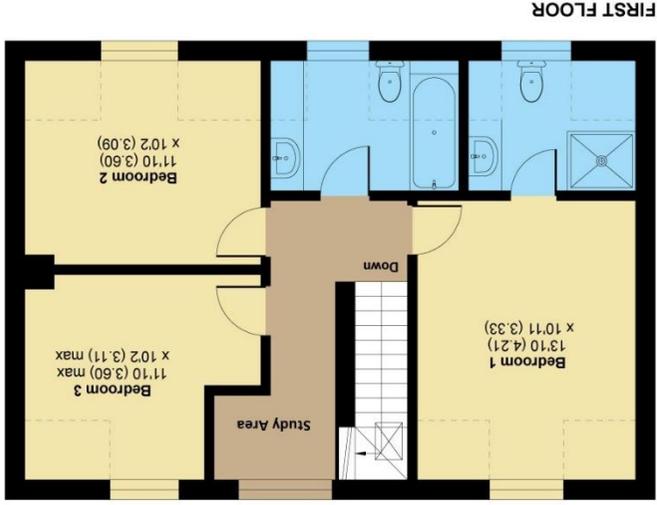
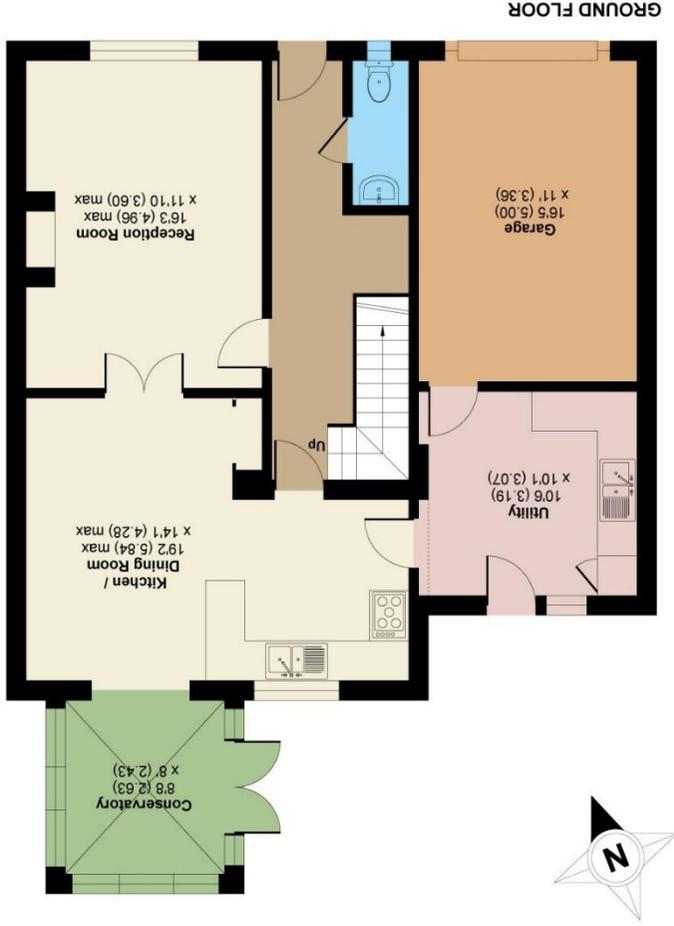
- Weare First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



Sparrow Hill Way, Ware, Axbridge, BS26

Approximate Area = 1504 sq ft / 139.7 sq mv
 Limited Use Area(s) = 103 sq ft / 9.5 sq m
 Total = 1607 sq ft / 149.2 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1422997

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