



Pippins, Pilcorn Street, Wedmore BS28 4AW

£875,000 Freehold

COOPER  
AND  
TANNER



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## Description

An immaculately presented, detached four-bedroom home in a central village location with a spacious self-contained guest suite, conservatory, attached double garage and a private south-facing garden.

The welcoming bright entrance hall, decorated in a soft neutral palette, sets the tone for the well-loved home beyond. A luxurious kitchen, with polished Travertine floor tiles and underfloor heating, is fitted with an extensive range of base and wall units and topped with contrasting granite work tops. A peninsula provides a space to sit and admire the garden through the French doors and there is a range of integrated appliances, a boiling tap, Belfast sink and large Rangemaster. The kitchen flows into a separate breakfast room which opens out via French doors to a sun terrace overlooking the garden. From the breakfast room there is access to the rear porch with stairs to the impressive first floor guest suite, below which is the integral double garage and utility room with its range of fitted units and space for white goods.

The light and spacious dual-aspect sitting room features a working fire place and sliding doors which open out onto a covered, paved terrace, perfect for enjoying the garden in all weathers. A further double-aspect reception room leads via French doors to the conservatory, which has Travertine tiled floor, underfloor heating, a lantern light roof and doors out to a paved seating area.

The cloak room, fitted with a Neptune wash stand and countertop basin, has been designed with feature wooden panelling and polished porcelain tiles. A study, fitted with an in-built desk and inset shelving, completes the downstairs space.

Upstairs in the main part of the house, the generous principal bedroom suite is filled with light and provides a dressing area with a bank of built in wardrobes and an ensuite with a sleek modern suite. There are two additional double bedrooms, each with a dual aspect window and fitted wardrobes. They share a family bathroom which is tiled and fitted with a modern suite including a bath and separate shower.









## Outside

Pippins sits back on its plot and is approached via a stunning, block-paved driveway, providing parking for several cars with space to turn. The private, landscaped rear garden is mostly laid to lawn and features several paved terraces, the largest of which is covered with a tiled pergola providing welcome shade on hot sunny days. The borders are well-stocked with shrubs and trees including a wonderful magnolia tree which frames a further secluded seating area.

## 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, range of eateries and four 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.

## Directions

From centre of Wedmore continue past the church and into Pilcorn Street. The property will be found on the left-hand side just after Guildhall Lane. You are welcome to park on the driveway for your viewing.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**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

COOPER  
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TOTAL FLOOR AREA : 2583 sq.ft. (240.0 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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