



The Laurels, Sand Road, Wedmore BS28 4BY

£1,600,000 Freehold

COOPER
AND
TANNER



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 5  3  3 **Grade II Listed**
£1,600,000 Freehold

Elegant and notable five-bedroom Grade II listed home dating back to the 17th century with fabulous gothic-style features, packed with character throughout. Set in an enviable village location with beautiful gardens, garden room, garaging and a magnificent barn/stables outbuilding with lapsed planning consent for a 2 bedroom dwelling.

It is a well-loved, sociable family home with an impressive façade and a warm heart. Beautiful flagstones run through the central entrance hall to the back door in a classic Somerset farmhouse design, and throughout the two main reception rooms where inglenook fireplaces and beams create welcoming living spaces full of character and charm. Their extraordinary French doors, with arched glazing bars and wooden shutters, look out over the front garden, as do the glass doors from the library. The kitchen is at the rear of the house facing out onto the paved courtyard and the beautiful garden. It is fitted with a light, modern range of base units with granite worksurfaces and an Aga, there is space for a kitchen table, and there is direct access through to the dining room. The library, which was probably once the Parish Office is a versatile third reception room which is currently home to the study but could easily become a downstairs bedroom with ensuite shower room if needed.

The five bedrooms are on the first floor where there is a stunning arched window on the landing. The bedrooms all have their own unique character and charm and they share a fabulously spacious and contemporary bathroom fitted with shower, bath, wash-hand basin, and WC. Stairs lead up from the landing to an extraordinary loft room which has beams, wooden flooring and space for any number of uses, and has been a well-loved playroom and 'den' for children and grandchildren alike.

Outside

This prestigious home is raised up on its plot with garden and driveway to the front, with a low stone wall boundary with a stone mounting step. The driveway also runs up to the double garage which links through to the rear courtyard. At the back of the house there is a covered seating area and terrace for entertaining and relaxing. It looks across to the garden room, the barn and the garden. Currently, the garden room, which was The Bakery until the 1950s, now houses the 'belfry'. The old stone barn and stable provide ample storage and workshop space. As they are on separate deeds, they also offer potential to be converted (subject to consents). The rear garden is mainly laid to lawn with mature borders, shrubs and trees, and there is gated access out to a lane at the side of the property.









Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: G

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge
- Weston-super-Mare



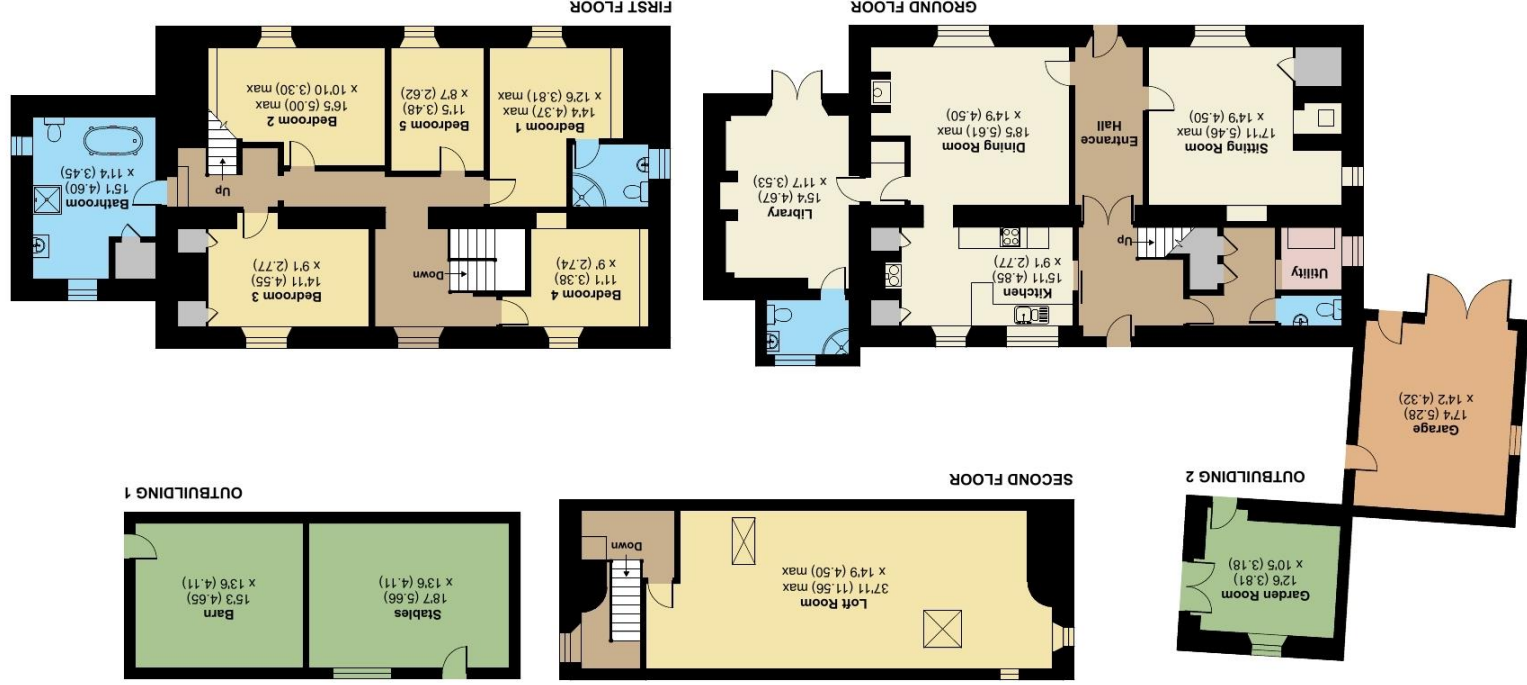
Nearest Schools

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

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Approximate Area = 3331 sq ft / 309.5 sq m
 Garage = 246 sq ft / 22.9 sq m
 Outbuildings = 611 sq ft / 56.8 sq m
 Total = 4188 sq ft / 389.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nktbecom 2023. Produced for Cooper and Tanner. REF: 956310

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