



The Wagon House, Mudgley, Wedmore BS28 4TY

£390,000 Freehold

COOPER  
AND  
TANNER



# The Wagon House

## Mudgley, Wedmore BS28 4TY

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 3  1  2 EPC F

£390,000 Freehold

### Description

Nestling amongst stone farm cottages in this lovely elevated rural location, with vacant possession, this spacious three-bedroom barn conversion, with vaulted living space, is a blank canvas inside and out, and is awaiting a new lease of life.

Combining the charm of the old stone building with the practical layout of a more modern property, The Wagon House has its own character and appeal. As with all empty properties a little imagination goes a long way and, once furnished and full of life, this would make a lovely home for the right person. The vaulted entrance hall, kitchen and sitting room with their beams, high ceilings and French doors, create a light, open living space. The sitting room with its two sets of French doors and double doors to the kitchen has ample space for relaxing and dining. The kitchen is

fitted with a range of base and wall units with integrated oven and electric hob, there is plumbing for a dishwasher and washing machine, and space for a breakfast table. The master bedroom is on the ground floor and has an ensuite bathroom and built-in storage. A second shower room is at the rear of the galleried hallway. There are two further bedrooms and further storage upstairs.

### Outside

The Wagon House is perched on the hillside with fabulous views from the rear garden across the levels. At the front of the barn there is a fenced area which offers ample space for garden and driveway, and where there is an existing garden shed.









## Location

The hamlet of Mudgley is just a few minutes' drive south of the historic village of Wedmore that has a wealth of local amenities, including a village shop, butchers, fish mongers and three pubs. Transport links to the A38 with direct links to Bristol International Airport (c 14 miles) and the M5 junction 22 (c 7 miles). The Cathedral City of Wells is c 7 miles distant whilst the larger centres of Bristol and Bath are c 23 and 30 miles respectively. The property also falls within the popular Hugh Sexeys/Kings of Wessex Academy catchment area.

Just 12 miles west, is the Cathedral city of Wells is renowned for its wonderful architecture and excellent schools both state and private. There are a wide range of local facilities.

## Directions

From Wedmore take the Glastonbury road (B3151) and follow this to the top of the hill. Continue over Mudgley crossroads and down the other side of the hill. Take the road on the left-hand side with a sign for 'Court Farm Holiday Cottages' and the property can be found on the right-hand side.



### Local Information Wedmore

**Local Council:** Sedgemoor District Council

**Council Tax Band:** D

**Heating:** Oil-fired central heating

**Services:** Mains water & electricity

**Tenure:** Freehold

### Motorway Links

- M4
- M5



### Train Links

- Highbridge & Burnham Station



### Nearest Schools

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

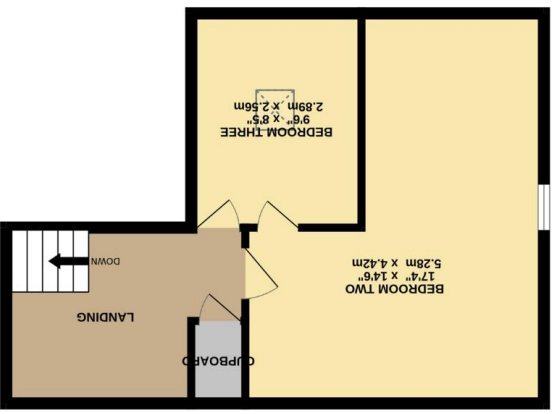




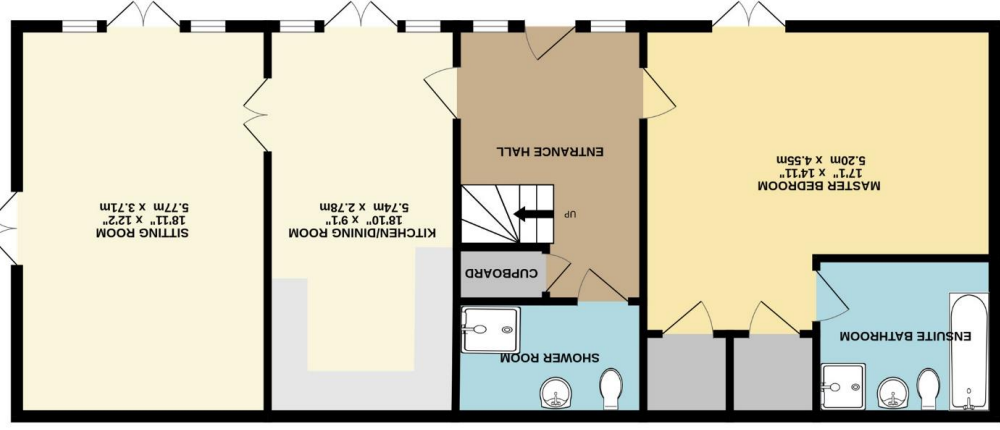
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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THE WAGON HOUSE, MUDGLEY, WEDMORE, BS28 4TY  
 TOTAL FLOOR AREA : 1300 sq.ft. (120.7 sq.m.) approx.



1ST FLOOR  
 401 sq.ft. (37.2 sq.m.) approx.



GROUND FLOOR  
 899 sq.ft. (83.5 sq.m.) approx.