



Ivy Cottage, The Ford, Blackford BS28 4NU

£700,000 Freehold

COOPER  
AND  
TANNER



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## Description

A charming, stone-built, four-bedroom, character cottage, brimming with period features, Ivy Cottage sits on a pretty plot with an enclosed garden, paved terrace, large, detached garage, and driveway parking for several vehicles.

This bright and welcoming home has been sensitively and lovingly restored by the current owner, creating a spacious and inviting open-plan living area downstairs and four double bedrooms upstairs, of which two have ensuite bathrooms. Throughout the property, exposed beams, vaulted ceilings and original fireplaces add to the charm of this much-loved cottage.

The superb open plan kitchen diner is the perfect space to gather and entertain. There is ample space for dining and an additional seating area in which to relax around the fabulous inglenook fireplace with wood burning stove. The kitchen features a range of wooden base and wall units topped with a granite work top. Additional storage is provided by a walk-in pantry and there is a Belfast sink, range cooker and an American style fridge freezer. In the adjoining utility room there is additional storage, space for white goods and access to the rear patio garden.

In contrast, the sitting room, with views across the rear garden, provides a cosy space to gather around the

woodburning stove. From here there is access to a bright and light study with windows looking across the front of the property and plenty of built in shelving.

Upstairs the principal bedroom suite, with vaulted ceiling and exposed beams is a quiet retreat which is quite separate from the other bedrooms. The ensuite, decorated in neutral tones and mosaic tiles, incorporates both a traditional roll top bath and separate shower.

At the other side of the cottage there are three more characterful double bedrooms, one with an en-suite shower room. The other two bedrooms share a family bathroom.

## Outside

The lovely rear garden is mostly laid to lawn with deep borders of well-established shrubs and trees providing privacy. A paved terrace, bordered with lavender, leads out from the kitchen, creating a fabulous and peaceful area to entertain. At the front of the cottage there is an extensive patio garden leading to a large, detached garage fitted with utilities, which could easily be adapted to create an additional dwelling (subject to consents). The substantial driveway provides parking for several vehicles.









## Location

Blackford is located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. It is a friendly, active community and has a pub, village hall, middle school and church. There is also a small play area next to the village hall.

The historic village of Wedmore is close by with an array of interesting shops including a gallery, village store, butchers and fishmongers, several cafes, three pubs, a chemist, dentist, travel agents and various hairdressers and therapists. Wedmore benefits from playing fields, with thriving tennis, football, bowls and cricket clubs. The Cathedral City of Wells is just 10 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily

accessed just 16 miles away. The property is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey Middle School and the Kings of Wessex Academy. There are also reputable independent schools, including Millfield, Wells Cathedral, Sidcot and Taunton School. Bus services to most schools operate nearby.

## Directions

Taking the B3139 out of Wedmore into Blackford, passing Hugh Sexey Middle School on the left and The Sexey's Arms on the right, take the next right into Church Road. Take the next right and Ivy Cottage is a little way along on the right-hand side.



**Local Information** Blackford

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Oil Central Heating

**Services:** Mains electric, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5 J22



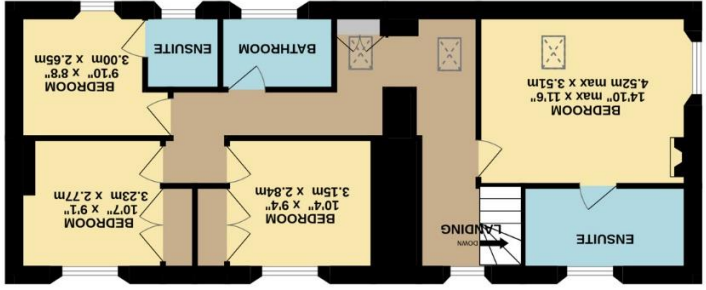
### Train Links

- Highbridge and Burnham



### Nearest Schools

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



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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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