



Stonecroft, Mudgley Road, Wedmore BS28 4DH

£795,000 Freehold

COOPER
AND
TANNER



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 3  2  EPC TBC

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Description

This characterful home, with views of Wedmore and beyond, is awaiting a new lease of life. With its generous plot, beautiful garden and great location just on the edge of the village, Stonecroft has endless potential waiting to be enjoyed.

Sheltered by a stone-built porch, the spacious entrance hall features original tiling and a coat hanging area. The dining room is at the front of the house, with a huge bay window providing uninterrupted views across Wedmore to Cheddar.

The sitting room is fitted with a large fireplace at the front, providing a cosy feel, and sliding double doors at the back, leading out onto the sun terrace. There is also a serving hatch through to the kitchen that adds to the characterful feel of the property.

The kitchen features a breakfast area with access onto the sun terrace. There is also access into the utility and downstairs toilet, creating a practical space away from the main house.

Upstairs, the two double bedrooms both enjoy the fabulous views across the Mendips, one

features another large bay window, creating an abundance of light and character. The third bedroom enjoys views of the garden and generous built-in storage. All three bedrooms are serviced by the family bathroom with walk in shower.

Outside

Built in original Wedmore stone, Stonecroft is sat high above the village on a generous plot. Not only are there views at the front of the property, the beautiful, south-facing back garden is a gardener's dream.

Directly out from the house is a large sun terrace, enjoying the sun all day long. Beyond this there is a well-kept lawn landscaped with flower beds and rose archways. The whole garden is filled with a variety of flowers and shrubs, with seating areas sprinkled throughout, creating a peaceful oasis in the heart of the British countryside.

At the entrance of the property is a spacious driveway adjacent to the front lawn, also filled with established flowers and shrubs. At the rear of the driveway is a stone built double garage with an electric door and power, providing a versatile outdoor space.









Location

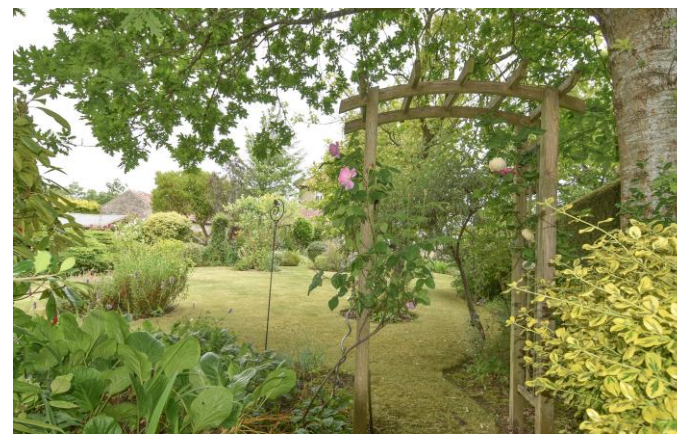
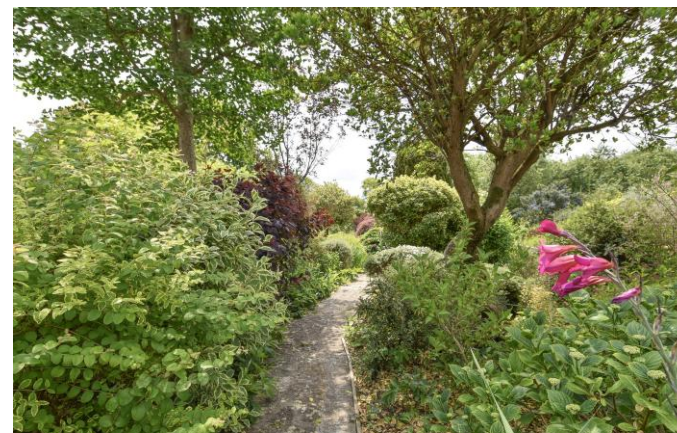
Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the

catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Oil central heating

Services: Mains water and electricity, private drainage

Tenure: Freehold



Motorway Links

- M5



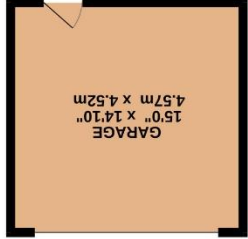
Train Links

- Highbridge and Burnham
- Weston-Super-Mare

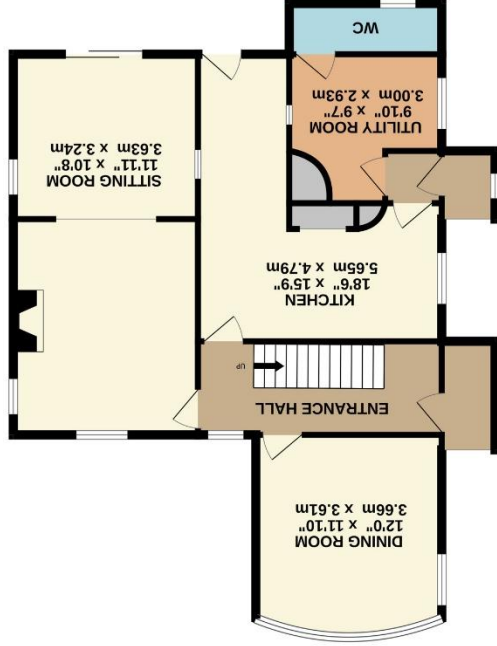


Nearest Schools

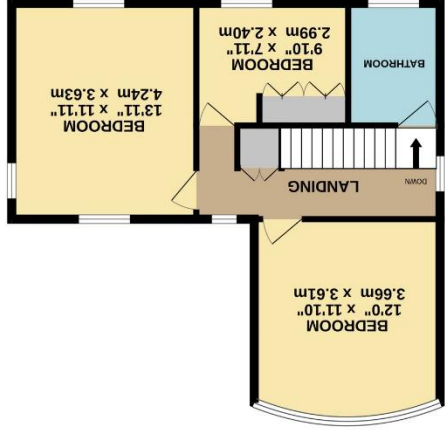
- Wedmore first school
- High Sexey middle school
- Kings of Wessex Academy



GROUND FLOOR
1120 sq. ft. (104.1 sq.m.) approx.



1ST FLOOR
536 sq. ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 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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