



Willow House, Plud Street, Wedmore BS28 4BH

£715,000 Freehold

COOPER  
AND  
TANNER



0.22 acres  
0.09 ha

Willow  
House

Meadow Rise

Quinneys

House

May Tree

Driftwood

The Hollies

Fairlawns

25 m

50 m

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# Willow House, Plud Street Wedmore BS28 4BH

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 5  2  2 EPC C

£715,000 Freehold

## Description

On a desirable, level plot within the village of Wedmore, this inviting, modern, five-bedroom home, with its pretty stone façade, practical layout and enviable gardens, offers potential inside and out for the next owners to make their mark.

All the main living spaces overlook the extensive rear garden. The sitting room spans the depth of the house, with windows front and back, and benefits from a log burning stove making it a cosy winter retreat. Sliding doors from the dining room extend this sociable entertaining space into the garden on warmer summer days. The large kitchen is fitted with a range of wall and base units with built-in double oven, fridge, freezer and dishwasher, and there is ample space for a farmhouse style kitchen table. Further storage and space for other appliances can be found in the adjacent utility room. The ground floor also houses a study/fifth bedroom and an understairs WC.

The four main bedrooms are upstairs. The principal bedroom has deep, built-in wardrobes and plenty of space for other furniture, and it benefits from an ensuite bathroom. The other three bedrooms look out across the back garden, they all have built-in wardrobes, and they share a family bathroom.

## Outside

This attractive stone-built house is set back from the road with mature gardens, garage and driveway providing parking for numerous vehicles and accessed via a five-bar gate set within low stone walling. The extensive rear garden is mainly level and laid to lawn bordered by mature flower beds, shrubs and trees and enclosed by fencing. Paved patio and pathways encircle the property, providing easy access and an outside area in which to relax or entertain.









## 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, a range of eateries and two 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 the Cooper and Tanner office in Wedmore, take Church Street, passing the church on the right before turning left in Glanville Road. At the junction, turn right and follow Sand Road into West End. Plud street is the next turning on the left. Follow the road along until Willow House appears on the right-hand side. 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:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare

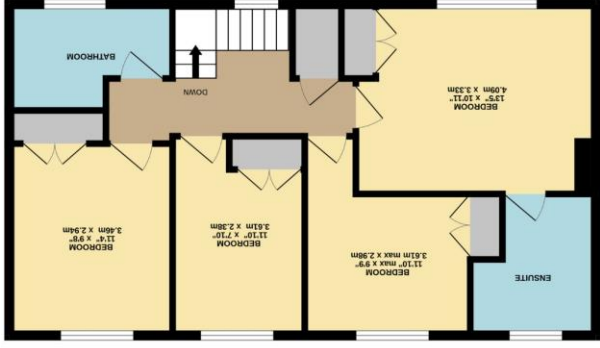


### Nearest Schools

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



GROUND FLOOR  
927 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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COOPER  
 AND  
 TANNER



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