



Brook House, Church Street, Wedmore BS28 4AA

£750,000 Freehold

COOPER  
AND  
TANNER



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 3  1  2 EPC Grade II Listed

£750,000 Freehold

## Description

Elegant and statuesque, this immaculate three-bedroom Grade II listed Georgian home, with courtyard garden and parking, in central Wedmore, effortlessly blends period features and character with bespoke contemporary styling and modern comforts.

Built in the late 1700s, the fabric of Brook House has been thoughtfully and skilfully maintained. Period features include the fabulous Georgian staircase; architraves and plasterwork; a beautiful arched window on the landing; and 12-pane sash windows to the front which enjoy uninterrupted views of beautiful St. Mary's Church. The rooms are well-proportioned with the high ceilings you would expect of the period. The current owners have reinstated the sitting room as one room and opened up the kitchen to stretch across the rear of the house. The sitting room has fabulous wooden floorboards and lovely deep skirting boards. A feature fireplace creates a warm focal point with its log burning stove framed by a traditional mantelpiece, exposed stonework and stone hearth. The open expanse of kitchen at the rear brings this home into the 21st century, with ample space for the most enthusiastic cook to entertain. The bespoke kitchen units include an integrated dishwasher and provide ample drawer and cupboard storage as well as pantry-style cupboards. There is space for an American style

fridge/freezer and a Rangemaster cooker. A cleverly redesigned utility still houses the washing machine and tumble dryer but is also home to a beautifully crafted shower room. The Georgian staircase in the entrance hall leads up to the exquisite arched window on the landing, allowing the light to flood in. The three bedrooms are upstairs, each with its own unique character, sensitively combining period style with a modern colour palette. The three bedrooms share a sumptuous bathroom with high quality fittings and extraordinarily beautiful tiles. The house is warmed by gas central heating and there is bespoke secondary glazing at the windows.

## Outside

Raised up and set back from the road, the house is approached via stone steps which lead up to the entrance. A private driveway to the side allows the owners right of way to their rear courtyard garden and parking for two vehicles. The courtyard is landscaped to provide space for alfresco entertaining or relaxing, and areas for the green-fingered to work their magic. There are double doors opening out from the kitchen to a glass veranda overlooking the courtyard. On the driveway there is a handy storage shed, and there is lapsed planning approval for a garage.









## 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 Wedmore office, proceed along Church Street and the property can be found, towards the top of the hill on the left hand side opposite the church.



### Local Information Wedmore

**Local Council:** Sedgemoor

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22
- M5 J21



### Train Links

- Weston-super-Mare
- Highbridge



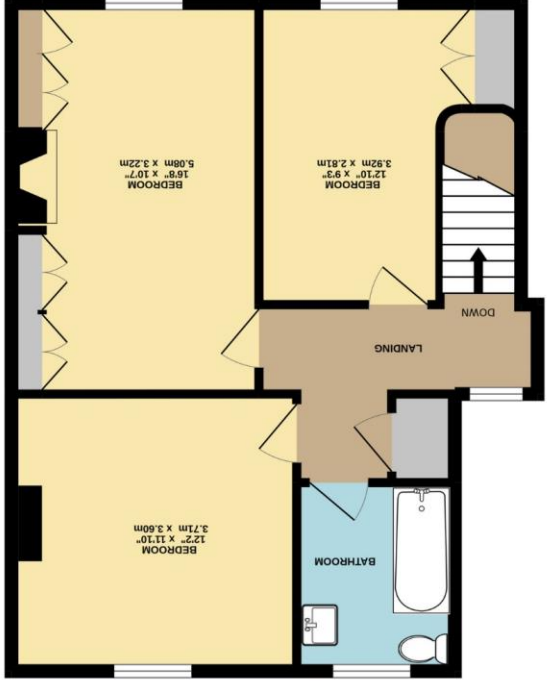
### Nearest Schools

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

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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