



Bramleys, Pilcorn Street, Wedmore BS28 4AN

£775,000 Freehold

COOPER
AND
TANNER



Bramleys, Pilcorn Street Wedmore BS28 4AN

 4  3  2 EPC D £775,000 Freehold

Description

A characterful, four-bedroom Georgian gem, nestled close to the centre of the village and benefitting from a lovingly landscaped and secluded garden, separate garage and the added advantage of two parking spaces.

Bramleys' beguiling rose-clad façade invites you into a spacious and practical home which has been thoughtfully maintained, retaining both Georgian and Edwardian period features, including 12-pane sash windows, dado rails and exposed beams. The hub of this home is the light and airy kitchen extension which has been sympathetically designed to blend effortlessly with the character of the house and serves as an ideal entertaining space. Bespoke, hand-made units providing ample drawer and cupboard storage are topped with a stunning granite worktop and are complimented by a matching bank of pantry-style cupboards. A state-of-the-art boiling water tap and induction hob also feature and there is space for a plumbed American-style fridge/freezer. A large kitchen island provides seating for six people and more dining space is available in the adjoining dining room – this room could equally serve as a cosy snug or playroom. Throughout the kitchen and dining room, porcelain tiles provide underfloor heating which continues into the handy utility and cloakroom.

The living space flows effortlessly from the kitchen into a cosy sitting room where a feature fireplace,

wood burning stove, oak flooring and bay window create a welcoming place to gather. In addition, there is a separate reception room at the front of the house, steeped in Georgian elegance, complete with a wood burning stove, wooden flooring and bespoke cabinetry and shelving.

A slate-floored hall houses ample storage cupboards and leads via a grand staircase up to the primary suite, family bathroom and three further bedrooms, each with their own unique style and fitted wardrobes. The primary bedroom is particularly characterful and features an original fireplace and views over the pretty rear garden.

Outside

The highlight of this home is the thoughtfully landscaped, terraced rear garden. A large patio provides the perfect space for al-fresco dining and is bordered by established flower beds. Steps lead up to a lawn beyond which a peaceful seating area is cleverly secluded behind ornamental grasses, providing a private spot for relaxing in the sun. A rear gate leads directly into a large gravel parking area, with plenty of room for two/three cars, which is bordered by large wooden storage sheds and a separate garage. At the front, the property is secluded from the pavement by an evergreen hedge and approached via stone steps which rise up to a lawned area and established flower beds.









Location

Wedmore is thriving village with an array of interesting shops including a gallery, village 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.

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.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: D

Heating: Gas Central Heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

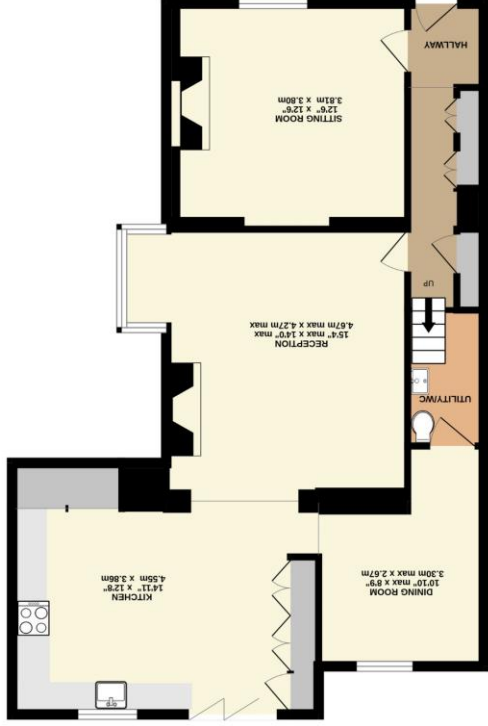
- Burnham and Highbridge



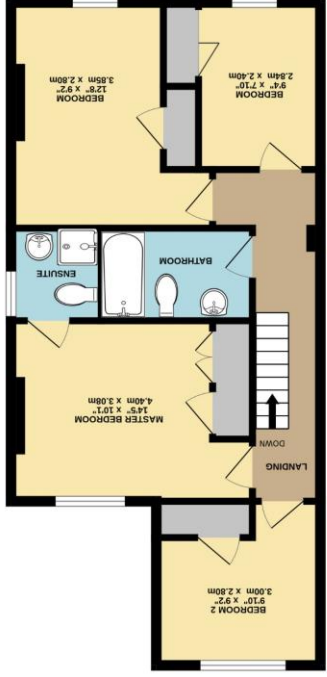
Nearest Schools

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





GROUND FLOOR
932 sq ft. (86.6 sq.m.) approx.



1ST FLOOR
563 sq ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA: 1495 sq ft. (138.9 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.
 Made with Hectopix ©2023

WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
 wedmore@cooperandtanner.co.uk

COOPER
 AND
 TANNER



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.