



Stonecroft, Mudgley Road, Wedmore BS28 4DH

£650,000 Freehold

COOPER  
AND  
TANNER



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 3  2  1 EPC E £650,000 Freehold

## Description

Perched on a fabulous hilltop plot, with stunning, panoramic views, this well-loved family home, full of charm and character, with its beautiful garden and village location, is awaiting a new lease of life.

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 features a large fireplace, creating 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 which 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 to the Mendips, one of which features another large bay window, allowing natural light to flood in and adding to

the charm of the property. The third bedroom enjoys views of the garden and has generous built-in storage. All three bedrooms share a 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, but the beautiful, south-facing back garden is a gardener's dream.

Directly out from the house is a large, paved 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 an abundance 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 versatile stone built double garage with an electric door and power.









## Location

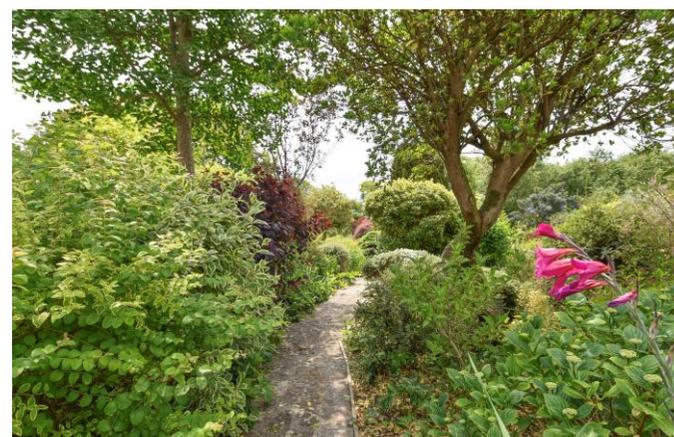
Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of 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

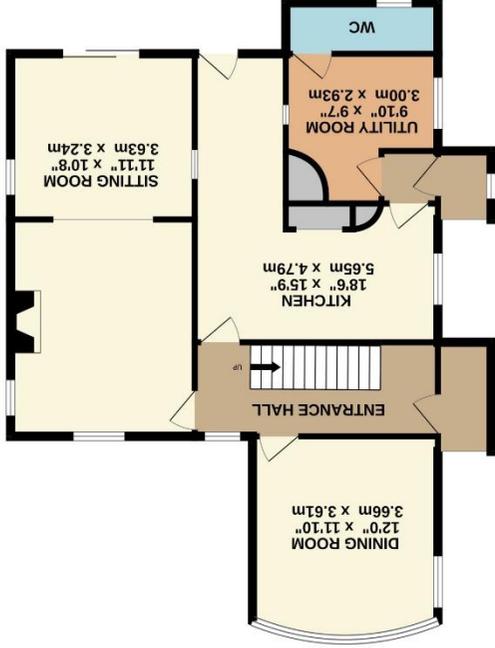
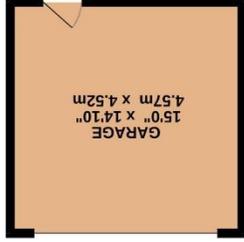


### Nearest Schools

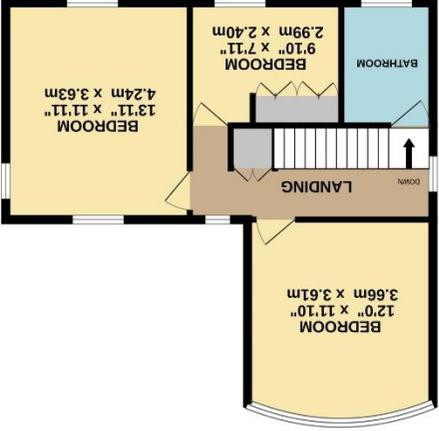
- Wedmore First School
- High Sexey Middle School
- Kings of Wessex Academy

**WEDMORE OFFICE**  
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Whist 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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**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.