



Bleadney Byre, Bleadney, Nr Wells, BA5 1PF

£750,000 Freehold

COOPER
AND
TANNER



Bleadney Byre, Bleadney Nr Wells, BA5 1PF

 4-5  2-3  2 EPC F

£750,000 Freehold

DESCRIPTION

Tucked away down a private drive is this spacious four bedroom property set in circa. 2 acres including pretty gardens and a paddock. The property benefits from a detached triple garage and an attached garage/workshop with potential for conversion (subject to the necessary consents) and has wonderful far-reaching views towards the Mendip Hills. Although the property is presented in good order, there is scope to update and extend (STPP) to create something extraordinary. Offered with no onward chain.

Upon entering via the porch is a glazed door leading to an 'L' shaped entrance hall with built-in cupboard for coats and shoes. The sitting/dining room is a generous size with part vaulted ceiling and ornate marble fireplace as the focal point. The room has plenty of space for both comfortable seating and a dining table to seat eight to ten people. To one side are two bay windows both with window seats, another window looks out towards the neighbouring waterfall and French doors lead to the conservatory. From the sitting room a door opens to the utility room with sink, space for storage and a cupboard housing the hot water cylinder. The conservatory is glazed on three sides and offers views over the rear garden and paddock towards the Mendip Hills in the distance. Accessed from the hall, is a downstairs cloak room with WC. Adjacent is the family bathroom comprising; large shower enclosure with Mira electric shower, WC, wash basin and modern towel radiator. In one corner, is a raised plinth with plumbing for a washing machine. The study, which could also be used as a single bedroom or playroom, has a window to the rear along with a built-in desk, wash basin and cupboard. To the front of the property are two double

bedrooms both with part vaulted ceiling, wash basins and views over the front patio towards the neighbouring waterfall. The kitchen/breakfast room, which would benefit from some updating, features a range of painted cupboards with eye level oven, electric hob, 2 1/2 bowl stainless steel sink, granite worktops and space for both a dishwasher and fridge/freezer. In one corner is a useful understairs cupboard and space for a breakfast table to seat four people comfortably. A door opens to a glazed 'link' room with terrazzo floor, door to the garden and small ceramic sink. This room offers a multitude of uses and has steps leading down to the attached, larger than average, single garage. The spacious garage, with brick floor has a quadruple aspect, attractive arched window and tall eaves space, ideal for storage. This fantastic space could be converted, subject to the necessary consents, to provide additional accommodation for multigenerational living or holiday let.

In the main house stairs rise to the first floor with a spacious landing area leading to the first of the bedrooms. The generous bedroom has a dual aspect, exposed beams, eaves storage and a large built-in wardrobe. The ensuite bathroom is a good size and has a dormer window, exposed beams, eaves storage and comprises; bath, wash basin, WC and bidet. From the main bedroom a door leads to a further generous, double bedroom with wooden floor, exposed beams, eaves storage and triple aspect. At present one bedroom leads into another but it may be possible to reconfigure the property by moving the staircase and allowing separate access for each of the first floor bedrooms.









OUTSIDE

The property is situated away from any busy roads via a private driveway with a five bar gate opening to the secluded plot. Ample parking can be had for five to six cars with the driveway sweeping to the side of the property to the large, attached garage which could be used for a multitude of uses. A triple garage provides additional storage for cars but equally could be used for a variety of purposes such as a workshop, annex, home office or gym subject to the necessary consents. Directly outside the house is a pretty patio area, perfect for outside seating and entertaining whilst benefitting from beautiful views over the gardens and with the Mendip Hills as the backdrop. The front gardens feature a variety of established rose bushes, shrubs, flower beds, lawn and a view of the River Axe. Steps lead down to the River Axe which provides a wonderful area for paddling and enjoying the water flowing by. The property has never been affected by the river with it being substantially lower than the plot.

Over the years the garden has been carefully tended and offers an incredible opportunity for someone to place their mark on it. The garden is mainly laid to lawn with mown pathways, wild flowers and mature fruit trees along with an abundance of soft fruit bushes and shrubs. Within the garden is a wonderful shed with a wood burner, perfect for storage of mowers or perhaps some quiet time looking out over the gardens and towards The Mendip Hills. A wooden five bar gate provides access into the level paddock, laid to lawn and measuring just shy of 1.5 acres, perfect for animals or a wonderful area for children to play.

LOCATION

Bleadney is a hamlet of approximately fifty homes and lies between Wells and Wedmore, with views of the Somerset levels to the South and the Mendip Hills to the North.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 signposted to Wedmore. Continue for approximately 4 miles through the villages of Wookey, Worth, Yarley and Henton to the village of Bleadney. Continue through the village and the driveway to Bleadney Byre can be found on the right, immediately after Bleadney Mill.

REF:WELJAT18062024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



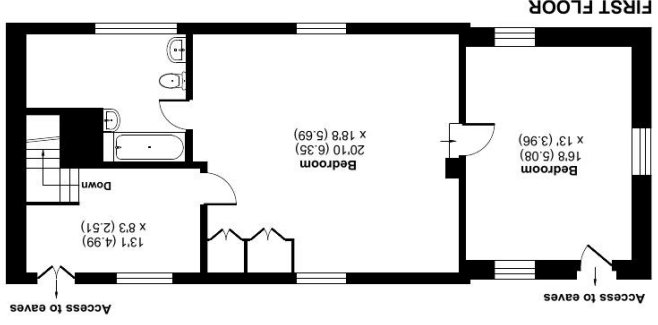
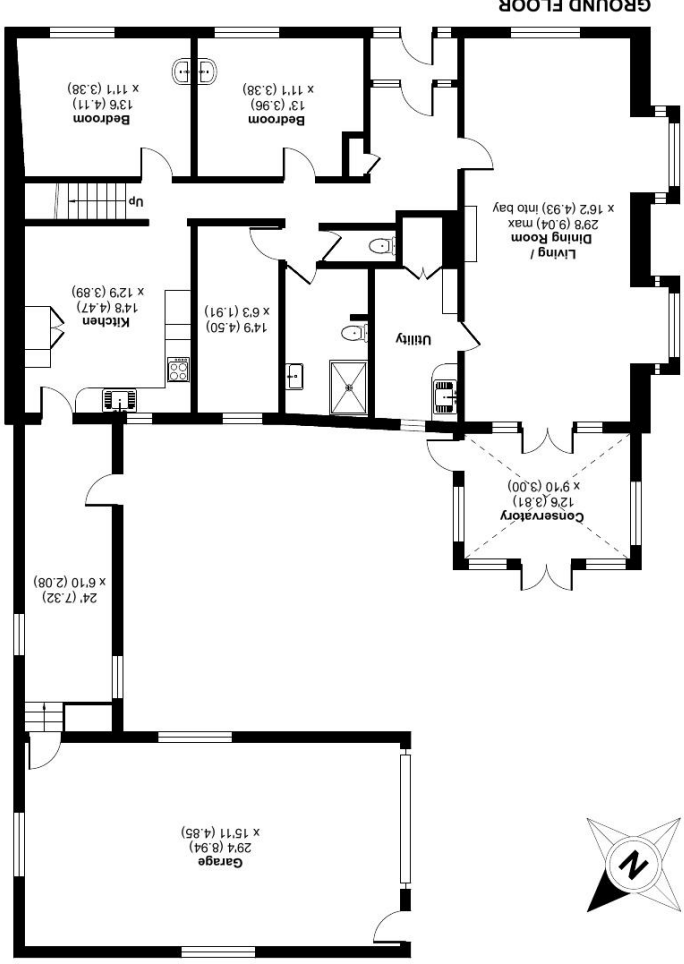
Train Links

- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wookey (Primary)
- Wedmore (Primary)
- Wells (Secondary)



Bleadney Byre, Bleadney, Wells, BA5

Approximate Area = 2634 sq ft / 244.7 sq m
 Garage = 469 sq ft / 43.5 sq m
 Total = 3103 sq ft / 288.2 sq m

For identification only - Not to scale

Certified Property Measurer
 RICS
 International Property Measurement Standards (IPMS2 Residential). © nchecm 2024.
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecm 2024.
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