



Highbury Barn and Highbury Cottage, West Stoughton, Wedmore BS28 4PW £1,475,000 Freehold

COOPER
AND
TANNER



Highbury Barn and Highbury Cottage

West Stoughton, Wedmore BS28 4PW

Barn  4  2  2 EPC E  0.84 acres
Cottage  2  1  2 EPC E

£1,475,000 Freehold

Combining the charm and beauty of a character country residence with bespoke artisan finish, comfort and style, Highbury Barn and Highbury Cottage share one exceptional, tranquil plot of .84 acre, with far-reaching countryside views, in the exclusive hamlet of West Stoughton on The Isle of Wedmore.

Highbury Barn

The fabulous four-bedroom barn conversion is the principal home of the two and embraces contemporary open-plan living whilst providing a warm and welcoming haven. The quality of the craftsmanship throughout the property is evident from the bespoke kitchen to the smallest door handle. The hub of this home is the wonderful space which stretches the width of the barn and incorporates the kitchen, dining and sitting rooms. Trifold doors open out to the garden from the sitting room, and a garden room extends out from the kitchen, creating a sociable entertaining space inside and out, or a peaceful and private oasis. There is cosier second sitting room with space for

numerous sofas and chairs, and other furniture. In colder months, log burners in both sitting rooms provide warm focal points. On the ground floor there is also a useful utility room and a cloakroom. The four bedrooms are upstairs, each with its own unique character and style. The principal bedroom looks out over the garden on two sides and benefits from a modern ensuite. The other three bedrooms share a family bathroom.

Highbury Cottage

The cottage is independent of the barn and is situated to give each its privacy. The main living area stretches front to back, from the bay window of the sitting room, through the dining room, to the sunroom facing out onto the garden. The kitchen also looks out to the rear of the property and accesses the garden via the adjacent utility room. The ground floor also benefits from a cloakroom with understairs storage. The two double bedrooms are upstairs. The larger of the two has a sizeable ensuite bathroom with bath and shower and there is a separate shower room.









Outside

This corner plot of almost an acre of beautiful level gardens stretches out from both houses, with clever mature planting screening Highbury Barn from the Cottage. The vast expanse of lawn is mainly bordered by hedging with views across to The Mendips. The garden is landscaped with a combination of herbaceous borders and perennial shrubs, with paved terraces, a kitchen garden and an attractive pergola. To the side of the house there is a summer house nestled in the greenery, with a further secluded paved terrace with a gate to the driveway. At present the cottage has its own lawned area which is fenced off from the main garden with its own private access from Ashton Road if required. At the front of Highbury Barn there is a large driveway, accessed via a five-bar gate, where there is a double garage and ample parking for a multitude of vehicles.

Directions

From the Cooper and Tanner office in Wedmore, proceed along Church Street, take the first right up Lascot Hill, go past the Golf Course and turn left at Stoughton Crossroads towards Blackford. Continue for half a mile and the property will be found on the right-hand side of the road.

Location

West Stoughton is a tranquil, rural hamlet situated just 1.5 miles from the Saxon village of Wedmore. It is in an

envious position, surrounded by beautiful countryside yet within easy access of local villages and their amenities, and the main commuter routes to Bath, Wells, Bristol, mainline train stations and Bristol Airport.

The nearby village of Wedmore is a thriving community 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, 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 (between Stoughton and Wedmore), floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

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.



Local Information West Stoughton

Local Council: Somerset District Council

Council Tax Band: Barn E & Cottage A

Heating: Oil fired central heating

Services: Mains electricity & water, private drainage

Tenure: Freehold



Motorway Links

- M5



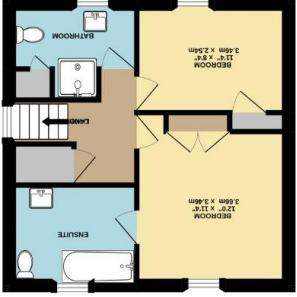
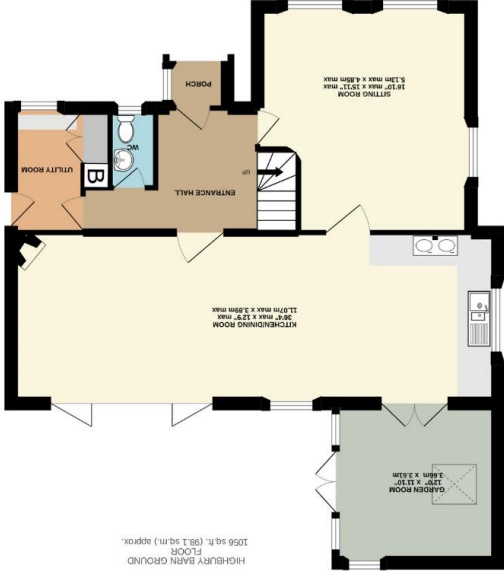
Train Links

- Highbridge and Burnham Station
- Weston-super-Mare
- Yatton



Nearest Schools

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



TOTAL FLOOR AREA : 2814 sq.ft. (261.5 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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