



The Cairns, Pilcorn Street, Wedmore BS28 4AN

£695,000 Freehold

COOPER
AND
TANNER



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Description

Hidden away in the heart of Wedmore village, on a private south-easterly facing plot, is this deceptively light and spacious four-bedroom dormer bungalow, with open-plan living area opening out to a lovely terrace overlooking the garden, and with a large, gated driveway and numerous outbuildings.

The Cairns is tucked away at the end of a cul-de-sac, surrounded by an attractive stone wall boundary with a gated entrance to the driveway. The modest house exterior at the front disguises the contemporary open-plan interior with its warm oak flooring, lantern light roof and expanse of bi-fold doors creating an inviting and desirable modern home. The kitchen is fitted with a sleek range of pale coloured contemporary units with contrasting work surfaces, and an adjacent utility room, with a sink, also provides plenty of extra storage. The kitchen is open to the lovely, inviting living space where a thoughtfully designed extension, with lantern light roof, has created a sociable dining area which spills out onto a large, raised and paved terrace looking out over the garden. This dining area flows through to the sitting room which, although open-plan, is

still a cosier and more intimate space with a log burning stove, and benefits from glazed French doors to a south-facing terrace. There are two double bedrooms on the ground floor, the larger of the two is the principal bedroom which benefits from a beautiful ensuite shower room, built-in wardrobes, and also has French doors to the terrace. The other bedroom is currently used as an office and has a large cupboard with plumbing in place for an ensuite shower room. Upstairs there are two further double bedrooms which share a family bathroom.

For a property in such an enviable village location, it is unusual to find such a private and tranquil garden. Mainly laid to lawn, the garden is relatively low maintenance with mature borders, pretty rose arches and a paved seating area to make the most of the afternoon and evening sun. To the front of the property there is a gated, shingle driveway with a garage, a log store, a shed and a garden studio/summerhouse with electric and lighting. There is also an EV charging point.









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: Gas central

Services: Mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater



Nearest Schools

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

Pilcorn Street, Wedmore, BS28

Approximate Area = 1761 sq ft / 163.6 sq m
 Garage = 147 sq ft / 13.6 sq m
 Outbuildings = 141 sq ft / 13 sq m
 Total = 2049 sq ft / 190.2 sq m
 For identification only - Not to scale




 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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