



Brook House, The Ford, Blackford BS28 4NU

£650,000 Freehold

COOPER
AND
TANNER



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Description

The charming stone cottage exterior disguises an extraordinarily spacious and completely refurbished open-plan interior with 40ft kitchen/dining room, 35ft sitting room, two double bedrooms with ensembles, spacious courtyard garden, storage, and parking, in a central village location.

Brook House exceeds all expectations of floor space and head height suggested by the quaint chocolate box façade. Bought as a project, it has been lovingly restored and remodelled to create an attractive, practical, and contemporary living space making the most of the inglenook fireplace, beams and vaulted ceilings. The two main living areas downstairs, the kitchen/dining room and the sitting room, enclose the courtyard garden on two sides. The 40ft kitchen and dining room have vaulted, beamed ceilings, with slate tiles running the length. The kitchen is fitted with an eclectic array of individual warm wooden units with space for an Aga and fridge/freezer and plumbing for a dishwasher. There is further space for appliances and storage in the storeroom/garage and is accessed from a rear lobby off the dining area. Perpendicular to the kitchen is the sitting room

which has an inglenook fireplace at one end and a fascinating bespoke brick-built fireplace at the other, with a central, ornate, reclaimed, iron staircase creating two inviting seating areas in which to relax or entertain. The two double bedrooms are upstairs. They both have vaulted ceilings, some built-in storage and benefit from ensuite shower rooms. Other rooms include a downstairs bathroom, a rear lobby and a fully decorated loft space with windows opening out onto a balcony.

Outside

Two shingle driveways offer access to the spacious courtyard garden on one side of the cottage and the garage on the other. The courtyard is secluded and surrounded by the attractive stone walls of the cottage and neighbouring properties. It is landscaped with paving and shingle to provide plenty of space for alfresco dining or relaxing in the sun, and there is a smart shed for storing garden furniture. Flower beds provide texture and colour, and there is space for pots and tubs. On the far side of the cottage there is the shingle driveway and access to the garage.









Location

Blackford is a friendly, active community and has a pub, village hall and church. Located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. A small play area is located next to the village hall and not far from Brook House. Wedmore playing fields, with thriving tennis, football, bowls and cricket clubs, is just a mile away in Wedmore. This thriving village has an array of interesting shops including a gallery, village store, butchers and fishmongers, several cafes, three pubs, a chemist, dentist, travel agents and various hairdressers and therapists. The Cathedral City of Wells is just 10 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily accessed just 16 miles away.

The property is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey Middle School and the Kings of Wessex Senior School. There are also reputable independent schools, including Millfield, Wells Cathedral, Sidcot and Taunton School. Bus services to most schools operate nearby.

Directions

From the Wedmore office follow Church Street out of the village towards Blackford. Take the turning on the right straight after the Sexey Arms pub and the property can be found a little further up the lane on the right-hand side. You are welcome to park on the driveway for your viewing.



Local Information Blackford

Local Council: Somerset

Council Tax Band: C

Heating: Oil Central Heating

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

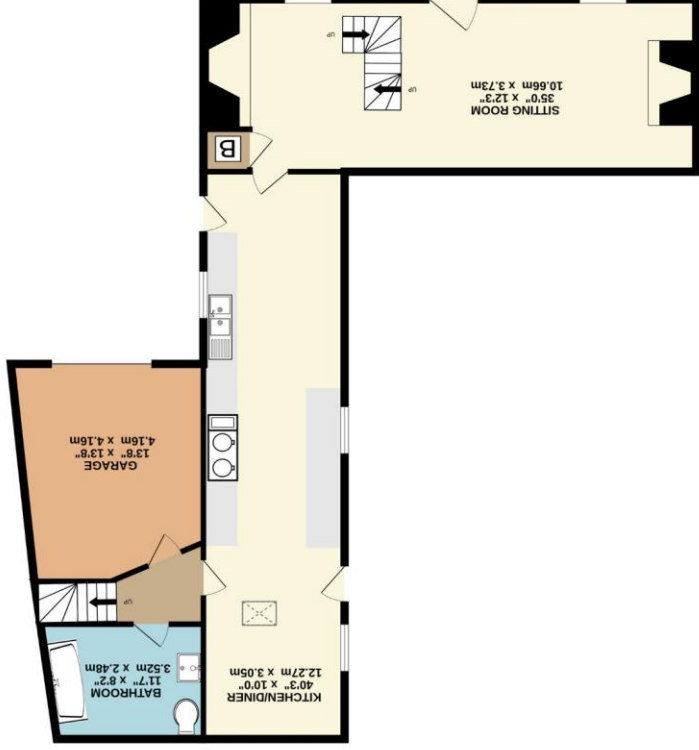
- Highbridge and Burnham



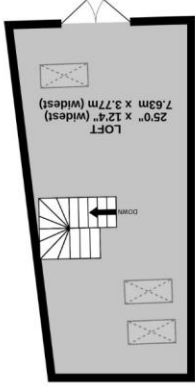
Nearest Schools

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

GROUND FLOOR (102.9 sq.m.) approx.



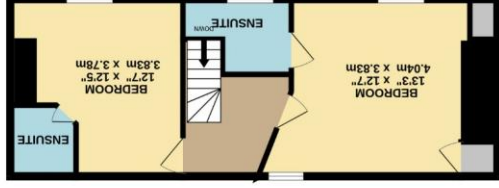
1ST FLOOR (65.7 sq.m.) approx.



1107 sq.ft. (102.9 sq.m.) approx.

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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TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.



WEDMORE OFFICE

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