



 3  2  1 EPC tbc

£325,000 Freehold

Beggars Batch, High Street
Blackford, Wedmore
BS28 4NN

**COOPER
AND
TANNER**



Beggars Batch, High Street Blackford, Wedmore BS28 4NN

 3  2  1 EPC tbc

£325,000 Freehold

Description

Delightful, Grade II listed, three-bedroom cottage, with inglenook fireplace, window seats, and exposed stonework, and benefiting from a garden and parking in a central village location. The cottage is vacant and ready for a new lease of life.

Dating back to the late eighteenth century, this once lovingly maintained home has the potential to be a charming character cottage blending period features with modern comforts. The two reception rooms have lovely exposed stone walls and window seats, with warm, wooden flooring throughout both rooms. The sitting has an inglenook fireplace with an electric fire in the style of a wood burning stove. The kitchen is fitted with a range of wall and base units, with a free-standing electric cooker, and there is space and plumbing for other appliances. There is also a useful ground floor cloakroom. The three bedrooms are upstairs and all face out over the garden. They share a bathroom fitted with a bath with shower over, a wash-hand basin and WC. There is some built-in storage in one of the bedrooms.

The garden is to the front of the property. It is landscaped with lawn, shingle and paved areas, interspersed with well-established borders, and mature shrubs and trees. To the left of the property there is a driveway with a gated entrance.

Location

Blackford is located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. It is a friendly, active community and has a pub, village hall, middle school and church. There is also a small play area next to the village hall.

The historic village of Wedmore is close by with 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. Wedmore benefits from playing fields, with thriving tennis, football, bowls and cricket clubs. 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 Academy. There are also reputable independent schools, including Millfield, Wells Cathedral, Sidcot and Taunton School. Bus services to most schools operate nearby.

Directions

Taking the B3139 out of Wedmore into Blackford, passing Hugh Sexey Middle School on the left and The Sexey's Arms on the right, take the next right into Church Road. Take the next right and Beggars Batch is a little way along on the left-hand side.

Local Information Blackford

Local Council: Somerset

Council Tax Band: E

Heating: LPG

Services: Mains electric, water and private drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

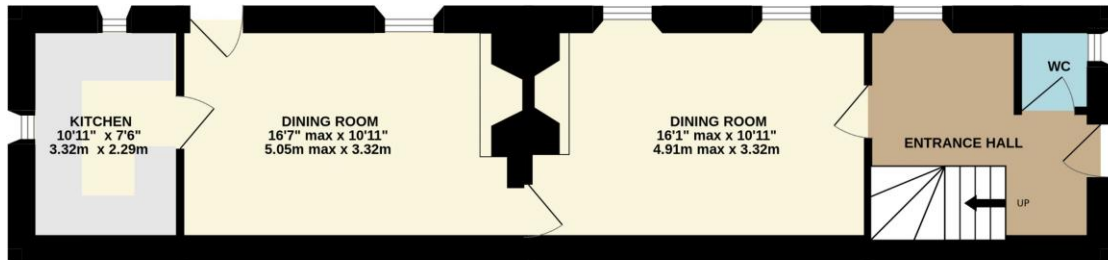
- Highbridge and Burnham



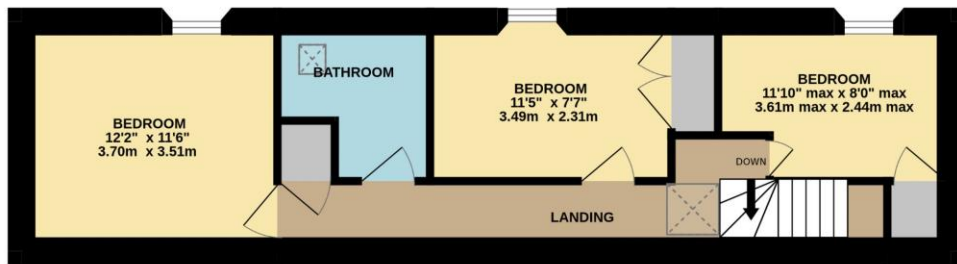
Nearest Schools

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

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



FIRST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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.
Made with Metropix ©2024

WEDMORE OFFICE

telephone 01934 713296

Providence House, The Borough, Wedmore, Somerset BS28 4EG

wedmore@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

