



Manna House, Redmans Hill, Blackford, Wedmore BS28 4NQ £850,000 Freehold

COOPER
AND
TANNER



Manna House, Redmans Hill Blackford, Wedmore BS28 4NQ

 4  4  3 EPC D

£850,000 Freehold

Description

With vacant possession, Manna House is a substantial executive-style four/five-bedroom home with elegant, spacious, well-proportioned rooms, on an attractive plot with pretty gardens front and back, a sweeping driveway and a detached triple garage.

In the heart of Blackford village, this home is well-located on its plot and commands an enviable, elevated position. There has been no compromise on interior space, from the 28ft sitting room to the 23ft galleried landing housing a pool table. Numerous sets of double doors swing open between reception rooms and the entrance hall to create a satisfying circular flow, making the most of the natural light, and emphasising the size of these extraordinary rooms. The large kitchen, with its pantry and utility room, is fitted with a range of warm wooden wall and base units with contrasting work surfaces, and there is ample space for a farmhouse-style kitchen table and other furniture. Three versatile reception rooms offer plenty of space for dining, entertaining and relaxing. An inglenook fireplace, housing a log burning stove, in the smaller sitting room, is a cosy focal point in winter months. The largest of the reception rooms spans the depth of the house, with sliding glass doors to the rear garden, a bay window with

window seat to the front, a feature fireplace, and double doors to the dining room. Both the dining room and kitchen benefit from French doors opening out to the conservatory which stretches across the rear of the house with lovely views across the garden. A home office, also on the ground floor, could provide bedroom accommodation if needed.

Stairs lead up to a fabulous, galleried landing where a pool table takes centre stage, highlighting the expanse of this house. The four, large double bedrooms are on this floor, two of which benefit from their own ensuite shower rooms, built-in and walk-in wardrobes, whilst the other two share a well-appointed bathroom with shower cubicle, bath, wash-hand basin, bidet and WC. There is further storage space in the third bedroom and on the landing.

Outside, the impressive block paved driveway sets the tone for the rest of the property. Mature, landscaped gardens on both sides of the house provide ample opportunity for the keen gardener or active outdoors family. An attractive, detached, triple garage, measuring approximately 29ft x 18ft, with pitched, tiled roof, has a boarded loft space and dormer window.









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, turn right, opposite Hugh Sexey Middle School, onto Redmans Hill. Follow the road around two corners and Manna House can be found on the left-hand side.



Local Information Blackford

Local Council: Somerset

Council Tax Band: G

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 (191.7 sq.m.) approx.



1ST FLOOR (163.4 sq.m.) approx.



TOTAL FLOOR AREA : 3822 sq. ft. (355.1 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 ©2025