



Mudgley House Farm, Mudgley, Wedmore BS28 4TU

£1,100,000 Freehold

COOPER
AND
TANNER



Mudgley House Farm, Mudgley, Wedmore

 5  3  3 EPC F  1.45 acres £1,100,000 Freehold

Description

Beautiful, stone-built, five-bedroom, period home, on an extensive elevated, rural plot with stunning panoramic views, set over four floors and seamlessly blending the unassuming Somerset longhouse frontage with graceful Georgian splendour at the rear.

Possibly dating back to the 1600s, this stunning home has grown over the centuries, from its modest origins to embracing a statuesque Georgian extension in 1818, with elegant, well-proportioned reception rooms, and has retained many original features such as shutters, window seats, and beams. In recent years a pantry, utility/boiler room/studio and shower room replaced an old adjoining outbuilding, and a lovely garden room/study with underfloor heating extended the living space making the most of the stunning views. A basement cellar and an extensive loft room provide extra, versatile, usable space for games, hobbies, storage and potential conversion (subject to any necessary consents).

The main house is satisfyingly symmetrical with a central entrance hall running front to back dividing the sitting room and dining room on one side from the kitchen and second sitting room on the other. The kitchen and dining room are in the older part of the house and retain characterful beams. The kitchen is fitted with a range of wall and base units, with an oil-fired Aga and electric double oven for cooking, and there is plenty of space for a kitchen table and other furniture. Further storage and space for appliances can be found in the adjoining utility and pantry. The beamed ceiling and sumptuously coloured walls of the

dining room create a more intimate environment for this large room which comfortably seats 10 guests. High ceilings and tall shuttered windows characterise the light and spacious reception rooms at the rear of the house which look out over the fabulous gardens and tennis court across rolling countryside to Glastonbury Tor. The more formal of the two rooms adjoins the dining room and benefits from an open fire with marble mantle. The relaxed second sitting room features an extraordinary inglenook-style fireplace with a log burning stove, beyond which is the garden room/study with its stunning views.

Two flights of stairs lead to five bedrooms housed on the first floor. Three spacious double bedrooms at the rear of the property enjoy the enviable, south-facing, countryside views which take-in the famous Tor. A double bedroom and a large single room are to the front of the house and share two family bathrooms with the other bedrooms.

Perched at the top of this exceptional plot, with beautiful, mature gardens which sweep down to a well-maintained tennis court, there is plenty of space to accommodate the keen gardener and active outdoor family. Paved patio between the study/garden room, the log store and the double garage provides a sheltered sunny spot for relaxing and entertaining on warm days. The south-facing gardens are mainly laid to lawn with mature flower beds, shrubs and trees. At the front, the property is set back behind low stone walling with gated access to the front door. The garage opens directly onto the road with further parking and kitchen garden opposite.









Location

Mudgley is a hamlet on the outskirts of Wedmore, 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: G

Heating: Oil central heating

Services: Private drainage, Mains water and Electricity

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-Super-Mare



Nearest Schools

- Wedmore first school
- Hugh Sexey middle school
- Kings of Wessex Academy

Mudgley House Farm, Mudgley, Wedmore, BS28

Approximate Area = 3466 sq ft / 322 sq m (excludes log)
Garage = 522 sq ft / 48.4 sq m
Total = 3988 sq ft / 370.4 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). © nkhccom 2025.
Produced for Cooper and Tanner. REF: 1293934



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.



WEDMORE OFFICE
telephone 01934 713296
Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@coopertanner.co.uk

**COOPER
AND
TANNER**