



Pilcorn Cottage, Pilcorn Street, Wedmore BS28 4AW

£525,000 Freehold

COOPER  
AND  
TANNER





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## Description

With no onward chain and for the first time on the market, this pretty, detached cottage, built between 1999 - 2000 yet brimming with period character, is an appealing, three-double bed roomed property with a substantial courtyard garden and attached garage in an enviable central village location.

With its stone frontage and beautiful timber-framed porch, Pilcorn Cottage benefits from a modern construction, with the cottage interior being sensitively designed to include period features including wooden beams, farmhouse-style doors and an inglenook fireplace.

A spacious, wooden-floored hallway provides a warm and welcoming entrance from which the two reception rooms and a downstairs toilet can be accessed. The spacious, dual-aspect sitting room features an inglenook fireplace housing a gas-fuelled stove. French doors lead out to the pretty courtyard garden.

Another reception room, which could be used as a dining area, adjoins the kitchen which is well-

equipped with a range of shaker-style base and wall units, gas hob and integrated Bosch appliances. The courtyard garden can also be accessed via a double-glazed stable door in the kitchen. An adjoining utility room provides extra space for storage and appliances.

Upstairs a light and airy landing, with views over the garden, leads to three large double bedrooms, each with inbuilt wardrobes. The principal bedroom is substantial in size and is complimented by an en-suite shower room. There is a separate, sleek and modern family bathroom with walk-in shower.

## Outside

The rear courtyard, bordered with trees and shrubs, spans the width of the cottage and features a raised sun terrace and pergola and can be accessed via a side gate at the front of the property. The attached single garage has electric garage doors at each end so that the courtyard can be used for parking. There is additional space for parking at the front of the property.

















## 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 stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and four 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. There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School,

which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

## Directions

From centre of Wedmore continue past the church and into Pilcorn Street. The property will be found on the right-hand side as marked by our sale board. You are welcome to park on the driveway for your viewing.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** All mains' services

**Tenure:** Freehold



### Motorway Links

- M5 J22
- M5 J21



### Train Links

- Weston-super-Mare
- Highbridge

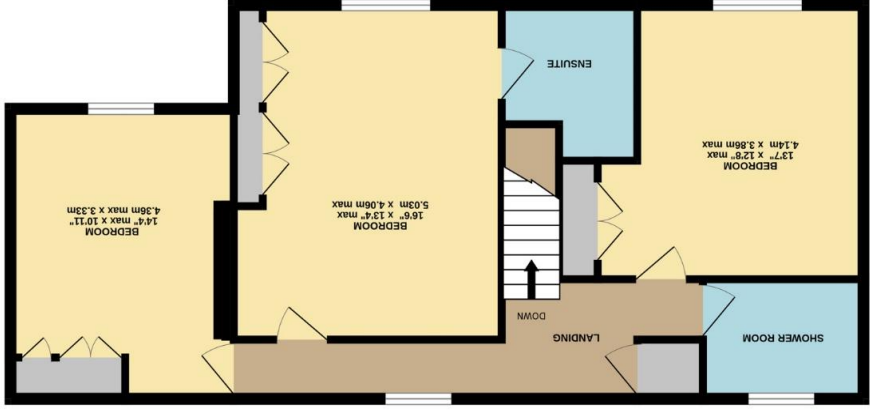


### Nearest Schools

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



757 sq.ft. (70.3 sq.m.) approx.



766 sq.ft. (71.2 sq.m.) approx.

TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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.

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