



Highbury Barn, West Stoughton, Wedmore BS28 4PW

£995,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC E **£995,000 Freehold**

Combining the charm and beauty of a character country residence with bespoke artisan finish, comfort and style, Highbury Barn sits within beautiful gardens on a tranquil plot with far-reaching countryside views, in the exclusive hamlet of West Stoughton on The Isle of Wedmore.

This fabulous four-bedroom home has been in the same family for almost 50 years. With thoughtful renovation over the years, it now embraces contemporary open-plan living whilst providing a warm and welcoming haven. The quality of the craftsmanship throughout the property is evident from the bespoke kitchen to the smallest door handle. The hub of this home is the wonderful space which stretches the width of the barn and incorporates the kitchen, dining and sitting rooms. The kitchen is fitted with a beautiful range of bespoke John Randel of Devises kitchen units with a freestanding island and glazed display cabinets along with a stunning dark blue Aga and numerous quality appliances. Trifold doors open out to the garden from the sitting room, and a garden room extends out from the kitchen, creating a sociable entertaining space inside and out, or a peaceful and private oasis. There is a cosier

second sitting room with space for numerous sofas, chairs and other furniture. In colder months, a log burning stove in the main room and a contemporary log-effect stove in the other sitting room provide warm focal points. On the ground floor there is also a useful utility room and a cloakroom.

The four bedrooms are upstairs, each with their own unique character and style. The principal bedroom looks out over the garden on two sides and benefits from a modern ensuite. The other three bedrooms share a family bathroom.

This corner plot of beautiful level gardens is bordered by hedging and fencing with a five-bar gate accessing the road and fabulous, panoramic, countryside views. The garden is landscaped with a combination of herbaceous borders and perennial shrubs, with paved terraces, a kitchen garden and an attractive pergola. To the side of the house there is a summer house nestled in the greenery, with a further secluded paved terrace with a gate to the driveway. At the front of Highbury Barn there is a large driveway, accessed via a five-bar gate, where there is a double garage and ample parking for a multitude of vehicles.









Directions

From the Cooper and Tanner office in Wedmore, proceed along Church Street, take the first right up Lascot Hill, go past the Golf Couse and turn left at Stoughton Crossroads towards Blackford. Continue for half a mile and the property will be found on the right-hand side of the road.

Location

West Stoughton is a tranquil, rural hamlet situated just 1.5 miles from the Saxon village of Wedmore. It is in an enviable position, surrounded by beautiful countryside yet within easy access of local villages and their amenities, and the main commuter routes to Bath, Wells, Bristol, mainline train stations and Bristol Airport.

The nearby village of Wedmore is a thriving community 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, 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 (between Stoughton and Wedmore), floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

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.



Local Information West Stoughton

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains electricity & water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham Station
- Weston-super-Mare
- Yatton



Nearest Schools

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



HIGHBURY BARN GROUND FLOOR



HIGHBURY BARN FIRST FLOOR

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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