



Cheddar Road Farm House, Cocklake, Wedmore BS28 4HS £1,195,000 Freehold

COOPER
AND
TANNER



Cheddar Road Farm House

Cocklake, Wedmore BS28 4HS

 5  3  3  5.5 acres EPC D

£1,195,000 Freehold

Description

Immaculate five-bedroom farmhouse with open plan living, ground floor annexe potential, fabulous, landscaped gardens, on five acres with stables and barn.

A pristine driveway sweeps round to reveal stunning landscaped gardens surrounding the beautifully presented and thoughtfully extended farmhouse. The charming cottage-style front door and welcoming entrance hall give little away as to the extent of the open plan kitchen and living space, the heart of this versatile property. With views across the fabulous gardens, doors to the terrace, and plenty of space for tables and comfortable seating this living room, dining area and kitchen provide plenty of space for socialising, entertaining and relaxing. The kitchen is fitted with a range of exquisite bespoke cabinetry topped with sleek black granite worksurfaces, complementing and contrasting with the polished stone tiled flooring and white walls. Integrated appliances include Neff electric ovens, induction hob, and a dishwasher. There is space for a wine fridge and American fridge freezer and further space and plumbing for other appliances in the large adjoining utility. A cosier sitting room, with a feature fireplace,

provides a more tranquil retreat. Also on the ground floor, a double bedroom, snug and shower room offer annexe potential for multi-generational living or, perhaps, home working. Upstairs, there are four double bedrooms each with their own style and character. The principal suite is over 17' and benefits from a dressing room and ensuite shower room. The other three double bedrooms share a family bathroom.

Outside

The house looks out onto its fabulous, landscaped gardens which would not look out of place on a country estate. Thoughtfully designed paved terraces provide ample seating and dining space across the back of the house and within the gardens. Manicured lawns stretch out from the house, interspersed with the colour and texture of flower beds, shrubs, and beautiful mature trees. A double garage, with electric doors, neighbours the house and is accessed from the main driveway where there is a turning area and parking for numerous vehicles. Adjacent to the property is the paddock with its barn and stable block of three stables. The paddock has its own gated entrance.











Local Information Cocklake

Local Council: Somerset

Council Tax Band: G

Heating: Gas central heating

Services: Mains gas, electric and water

Tenure: Freehold



Motorway Links

- M5



Train Links

- Weston-super-Mare
- Highbridge



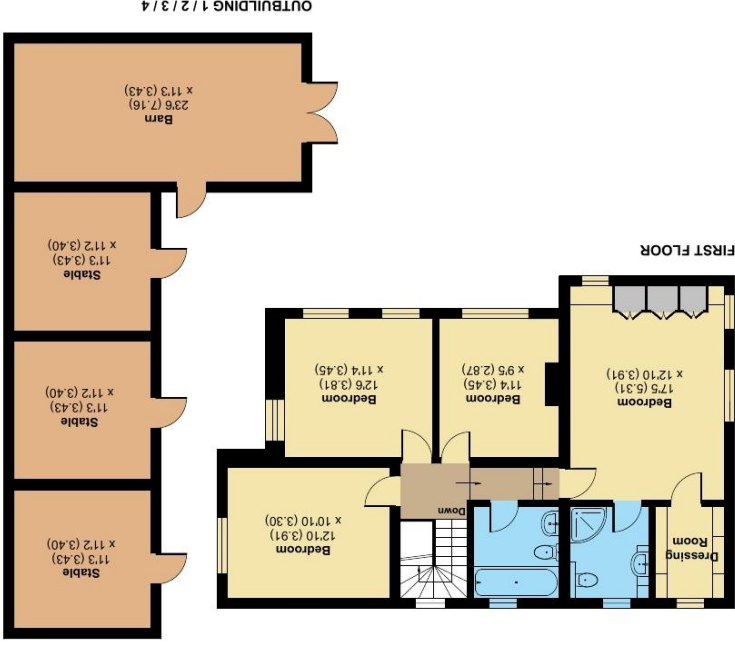
Nearest Schools

- Wedmore First School
- Wedmore First School
- Kings of Wessex Academy

Cheddar Road, Cocklake, Wedmore, BS28

Approximate Area = 2578 sq ft / 239.5 sq m
Garage = 402 sq ft / 37.3 sq m
Outbuildings = 647 sq ft / 60.1 sq m
Total = 3627 sq ft / 336.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2024.
Produced for Cooper and Tanner. REF: 1146472

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

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.



COOPER
AND
TANNER