



Westcote, Blackford Road, Wedmore BS28 4BS

£1,150,000 Freehold

COOPER  
AND  
TANNER



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 4  3  4 EPC C £1,150,000 Freehold

## Description

Beautifully presented, substantial and handsome, four-bedroom family home, with open-plan family living/kitchen/dining room and separate sitting room opening onto level gardens, with garage with annexe, in a sought-after village location.

The beautiful stone façade of Westcote evokes the charm and character of historic Wedmore whilst the thoughtful layout and contemporary décor create a practical modern living space. The large open-plan kitchen/dining/family room with vaulted ceiling and tri-fold doors to the garden is a sociable family hub with versatile floor space which could accommodate any number of configurations to suit varying family needs. The kitchen is fitted with a range of pale coloured, Shaker-style wall and base units with contrasting worksurfaces. Integrated appliances include a gas-fired Aga, electric oven, hob and dishwasher. There is plenty of extra storage and space for further appliances in the adjoining utility. A separate sitting room spans the depth of the house, providing a more intimate and tranquil retreat, with French doors opening to the garden for those warm sunny days, whilst an open fireplace offers a cosier focal point for the winter months. The four bedrooms are upstairs. The principal suite and the second bedroom both benefit from ensuite facilities and built-in wardrobes. The other two

bedrooms, also with built-in storage, share a modern family bathroom.

Opposite the house, across the back garden, is the attractive stone-built garage/annexe which has been given a fabulous 'facelift' to give the appearance of a little cottage. Once a double garage with first floor storage, half of it has been transformed to create a smart, single storey office with shower facilities and WC. The remaining single garage has a staircase which leads up to a fully boarded loft room providing more storage. The building would lend itself to conversion to a larger, self-contained annexe, subject to necessary consents.

The main house is set away from the road with level gardens front and back with a sweeping driveway to the side which runs to the garage at the rear. The gardens are mainly laid to lawn with raised beds, paved terraces and pathways. The property is framed by mature shrubs, trees, stone walling and fencing, with a five-bar gate to the road. The property is situated in an enviable location within walking distance of Wedmore First School and the local sports grounds and facilities. It is as well-positioned for easy access to commuter routes as it is for village amenities.









## 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 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:** Gas

**Services:** All mains' services

**Tenure:** Freehold



#### Motorway Links

- M5 J22



#### Train Links

- Highbridge
- Weston-super-Mare

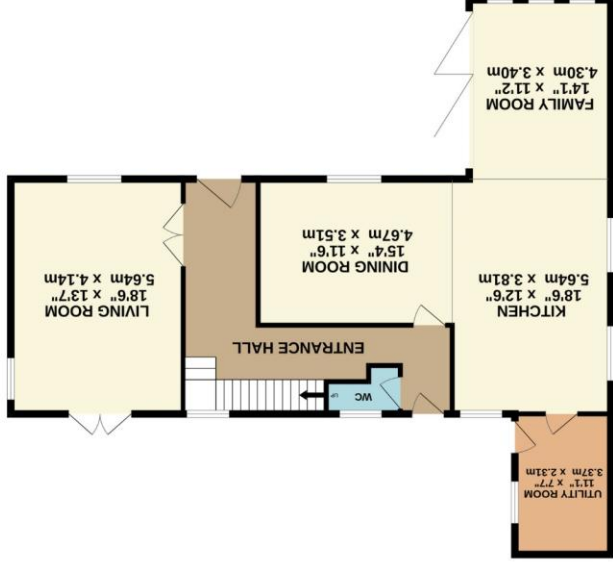


#### Nearest Schools

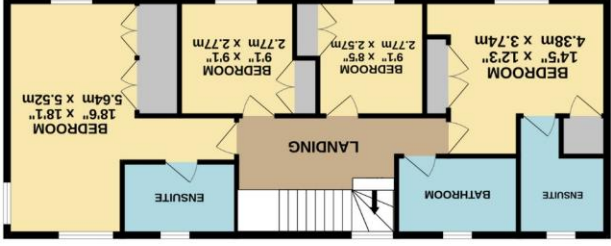
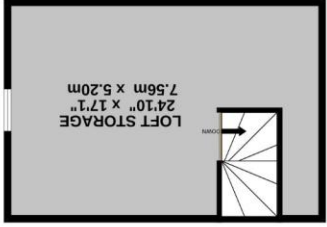
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR  
1540 sq.ft. (143.0 sq.m.) approx.



1ST FLOOR  
1298 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA : 2838 sq.ft. (263.7 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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WEDMORE OFFICE

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