



Ivy House, Stone Allerton, Wedmore BS26 2NH

£1,075,000 Freehold

COOPER  
AND  
TANNER



# Ivy House, Stone Allerton, Wedmore, BS26 2NH

## £1,075,000 Freehold

 6  3  4  0.65 acres EPC E

### Description

Elegant six-bedroom Victorian country home, sympathetically extended, remodelled and refurbished creating an inviting contemporary home with open-plan living space, large bedrooms, and extensive gardens with outbuildings.

Ivy House embraces contemporary interior styling, modern comforts and today's desirable open-plan layout, whilst retaining the charm of a property built in an era of crinolines and horse-drawn carriages.

The hub of this home is the spacious and light, family kitchen, dining room and living area, with its fabulous lantern-light roof and attractive warm wooden flooring which continues through French doors into the sitting room. The kitchen is fitted with Chalon, hand-made, bespoke units with contrasting worksurfaces with integrated dishwasher and space for an Aga, an integrated fridge and separate freezer. An adjoining utility room provides space and plumbing for other appliances adjacent to a useful shower and WC.

The dining/living area provides ample space for a large dining table and other furniture, with space to sit and relax. French doors on both sides of this room open out to extend this sociable space into the sitting room and into the garden. The sitting room is a more intimate environment, with two comfortable seating areas and a feature fireplace with log burning stove.

A versatile, separate reception room is currently used as a study and snug.

Five of the six bedrooms are on the first floor, each with their own individual character, charm and all with lovely countryside views. The largest bedroom on this floor has an ensuite shower room and built-in wardrobes. The four other bedrooms share a large family bathroom with a free-standing bath and walk-in shower. A further flight of stairs ascends to a lovely second-floor bedroom suite with a dressing room and ensuite shower room.

There is potential for ancillary accommodation within the attractive stone outbuildings, where planning permission has been granted by Somerset Council for conversion into a one-bedroom annexe. The planning number is 49/18/00030 and works have been started.

Ivy House is set back from the road behind gardens bordered by low stone walling with wrought iron railings and a central gateway. There is driveway access to a single garage to the right of the property and, to the left, electric gates swing open to access the rear gardens where there is plenty of parking. Paved terracing runs across the back of the house where the French doors open from the living area. The extensive rear garden is laid to lawn surrounded by mature hedging and open fields beyond.









## Location

Ivy House is situated in a tranquil, rural location within the sociable communities of Stone Allerton and Chapel Allerton. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop; the Ad Astra Cider Barn which is a social village hub; there is a popular cricket club with a clubhouse and bar; a youth club; and an active village church.

The community lies between the historic villages of Wedmore and Axbridge, with direct links to Bristol International Airport and the M5 junction 22 via the A38. The local centres of Wedmore, Axbridge and Cheddar offer a wide selection of local shops and amenities including supermarkets, post offices, chemists, dentists and doctors' surgeries, along with a tempting range of pubs, restaurants and cafes. There are numerous sports' clubs including Wedmore Golf Club, football, tennis, bowls and cricket clubs; sailing and fishing on Cheddar reservoir; and a swimming pool and leisure facilities in Cheddar. Local state schooling includes Weare First School, Hugh Sexey Middle School and Kings

of Wessex Academy providing comprehensive education. Private schooling is available at Sidcot School in Sidcot, Millfield School in Street, and at the Cathedral School in Wells. School busses pick up locally.



## Local Information Stone Allerton

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil

**Services:** Mains electricity and water. Private drainage

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge
- Weston-super-Mare



### Nearest Schools

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



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## WEDMORE OFFICE

 Floor plan produced in accordance with RICS Property Incorporating International Property Measurement Standards  
Produced for Cooper and Tanner. REF: 1402666



For identification only - Not to scale

Total = 3424 sq ft / 318 sq m

Scalability = 600 shafts / 33.9 shafts

Quantity = 602 sq ft / 55.9 sq m

Applicable Minimum Area = 2649 sq ft / 2401 sq m

$$\text{Area} = 2649 \text{ sq ft} / 246.1 \text{ sq m}$$

### Axial Gauge, B226

Axbridge Allerton Axbridge BS26