



High Meadow, Long Hill, Clewer, Wedmore BS28 4JG

£965,000 Freehold

COOPER
AND
TANNER



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 5  4  2  1 Acre EPC C £965,000 Freehold

Description

Spectacular countryside views, from an acre plot of sweeping lawns and colourful 'cottage garden' borders, are hidden behind an unassuming green leafy driveway offering glimpses of the charming five-bedroom character home with workshop and gym which hide the breathtaking garden beyond.

Perched on the hillside, in this sought-after hamlet, High Meadow is private and tranquil, leaving the hubbub of the world outside and offering a warm and welcoming haven on a truly exceptional plot. The house combines the old character cottage, with its beams and inglenook fireplace, with a more modern extension embracing the views. The large open-plan kitchen is fitted with an attractive range of farmhouse style base and wall units with integrated dishwasher, gas hob, fridge and freezer. There is a decorative stone pillar which houses the eye-level electric double oven and two cupboards (please note, we have been told by the vendor that this pillar is not load-bearing). There is ample space for a large breakfast table and other furniture. A useful utility provides further storage; space and plumbing for other appliances; and access to a WC. Three reception rooms and an office provide versatile space for the busiest family or for the couple who like spread out. The office and snug are housed in the older part and retain the period charm with beams, deep windowsills and an inglenook fireplace. The dining room and sitting room form part of the extension, with large windows allowing light to flood in and to frame the stunning views. The sitting room has windows on three sides and benefits from a feature log burning stove.

Two staircases lead to the first floor and are linked by a landing. The spacious primary bedroom is over the sitting room and has triple aspect windows with extraordinary views across to the Mendips. There is a smaller bedroom which is currently used as a dressing room, and there is a shower room opposite. Three further double bedrooms are in the older part of the house and each have their own individual character. They share a large modern family bathroom which is fitted with a shower, WC, wash-hand basin and raised claw-foot bath where you can luxuriate whilst enjoying the views. Although the property is presented seamlessly as one five-bedroom home, the extension was designed as a self-contained annexe.

Outside

There is little to be seen from the roadside. White double gates swing open from cobbles onto a shingle driveway beneath an archway of trees. The drive opens out into a turning area with access to the house and a separate outbuilding containing a workshop and gym. The mature gardens stretch away from the back of the house and give way to breathtaking views across countryside to the Mendip Hills. Paved patios provide relaxing and alfresco entertaining areas close to the house and are bordered by colourful flower beds. The plot extends to over an acre and includes wide open spaces to the rear and sheltered wooded areas which screen the property from the lane. There is a greenhouse and garden shed for the green-fingered.









Location

Clewer is a small hamlet situated just one mile from the historic village of Wedmore and holds a real sense of community with many local events with the neighbouring hamlets of Crickham and Cocklake. Neighbouring nurseries sell local produce and flowers. Wedmore offers a good selection of shops including a chemist and a newsagent. There are three public houses and numerous clubs including Wedmore Golf Club, Wedmore Opera, a thriving W.I., football, tennis, bowls, and cricket clubs. There is a doctors' surgery and a dental surgery in the village and there are also active children's groups such as scouts, cubs, brownies and guides. Local state schooling includes Wedmore First School, Hugh Sexey's Middle School and Kings of Wessex Academy providing comprehensive education and a sports centre (including swimming pool and fitness gym). Private education is also available at Sidcot School in Sidcot, Millfield School in Street, and at the Cathedral School in Wells. School busses pick up locally.



Local Information Wedmore

Local Council: Somerset County Council

Council Tax Band: G

Heating: Gas central heating

Services: Mains electricity, water and gas, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Yatton
- Weston-super-Mare
- Highbridge

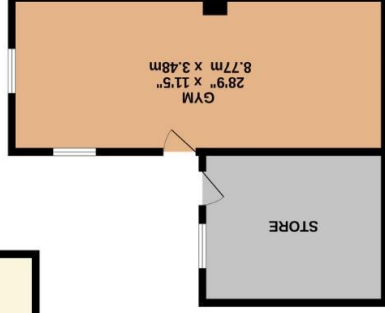


Nearest Schools

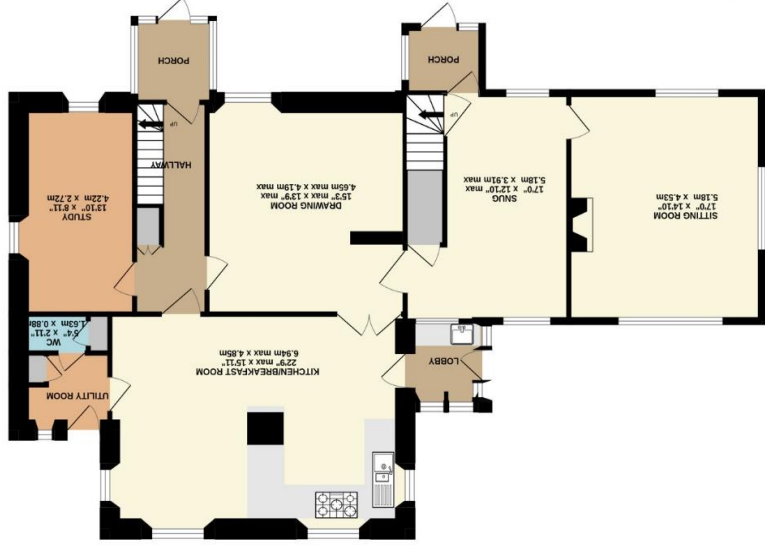
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



OUTBUILDINGS
184 sq.ft. (45.0 sq.m.) approx.



GROUND FLOOR
1440 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.8 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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