



Fenwood House, Pilcorn Street, Wedmore BS28 4AP

£650,000 Freehold

COOPER  
AND  
TANNER







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 4  3  2 EPC D  
£650,000 Freehold

## Description

This handsome and impressive property offers the new owners the opportunity to put their own stamp on a spacious and well laid out home. With 23' long living room and primary bedroom, gardens and a double garage, the property is situated close to schools and amenities in popular Wedmore and is offered with vacant possession.

The entrance hall leads to all the ground floor accommodation. The kitchen, overlooking the rear gardens, is fully fitted with base and wall units throughout with a useful breakfast bar. There is an inbuilt electric oven, gas hob and space for a dishwasher and fridge-freezer, and a cupboard houses the boiler. There is a door leading to the side porch which accesses the front and rear gardens. The large living room has a feature fireplace and has windows to the front and sliding doors to the adjoining conservatory and is a great place to relax or entertain. There is also a separate dining room with sliding patio doors offering a lovely view over the garden. A front study provides

additional space and a downstairs cloakroom and understairs storage cupboard complete the ground floor.

Upstairs the full-width primary bedroom with ensuite shower room is a generous space with windows overlooking the front and rear gardens. Three other well-proportioned bedrooms are on this floor and share a family bathroom with a white suite and attractive blue and white tiling.

## Outside

The house sits behind a low wall to the front with hedging, mature shrubs and trees, lawn and pretty borders. A path leads to the front door and the covered front porch. A metal gate and path to the side leads to a side entrance porch and to the rear gardens beyond, also laid to lawn with borders, shrubs and paved seating areas. There is a wooden shed in the garden for storage and a path leads to the rear entrance gate and access to the double garage with parking spaces available.















## Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of

Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.

## Directions

From the Cooper and Tanner office in central Wedmore, proceed along Church Street and out of the village towards Blackford and Mark. The property can be found on the right-hand side, shortly after the turning into Saxon Way, and is marked with a Cooper and Tanner Sale board.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** All mains services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare



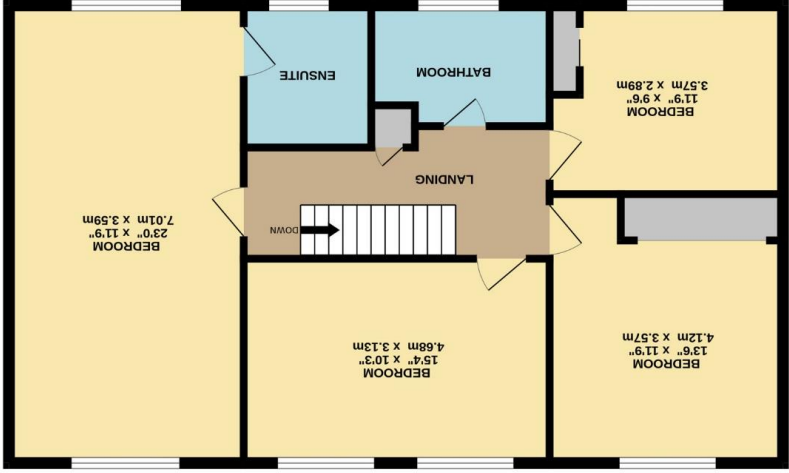
### Nearest Schools

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



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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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1ST FLOOR  
 894 sq.ft. (83.1 sq.m.) approx.



GROUND FLOOR  
 1022 sq.ft. (95.0 sq.m.) approx.

TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.