



 2  1  1 EPC F

£420,000 Freehold

Rose Cottage, Church Street  
Blackford, Wedmore  
BS28 4NR

**COOPER  
AND  
TANNER**





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### Description

Nestled within the thriving village of Blackford, Rose Cottage offers an abundance of character and a cosy cottage feel. With its generous living room and kitchen/diner, this could be an exciting project for the next owner to really make their own.

Dating back to 1835, with its deep windowsills and beautiful stone walls, Rose Cottage has the potential to maintain its quaint cottage feel whilst adapting to modern comforts with ease.

The kitchen/diner benefits from ample floor space and a fitted kitchen with integrated appliances. Through the hall, the living room is fitted with a modern wood burning stove, and dual aspect windows letting in plenty of natural light. To the other side of the kitchen, through the traditional cottage door, you will find a utility area and a spacious bathroom.

Upstairs houses two well-proportioned bedrooms, one each side of the staircase. Both have plenty of natural light and generous built in wardrobes.

### Outside

At the front of the property is a walled garden which wraps around the side of the house, bringing you into the sunny south-facing back garden accompanied by a paved sun terrace and garden shed. The other side of the property provides a single off road parking space.

### Location

Blackford is located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. It is a friendly, active community and has a pub, village hall, middle school and church. There is also a small play area next to the village hall.

The historic village of Wedmore is close by with an array of interesting shops including a gallery, village store, butchers and fishmongers, several cafes, three pubs, a chemist, dentist, travel agents and various hairdressers and therapists. Wedmore benefits from playing fields, with thriving tennis, football, bowls and cricket clubs. The Cathedral City of Wells is just 10 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily accessed just 16 miles away. The property is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey Middle School and the Kings of Wessex Academy. There are also reputable independent schools, including Millfield, Wells Cathedral, Sidcot and Taunton School. Bus services to most schools operate nearby.

#### Local Information Blackford

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Oil

**Services:** Mains water, electricity and drainage

**Tenure:** Freehold



#### Motorway Links

- M5 J22



#### Train Links

- Highbridge and Burnham



#### Nearest Schools

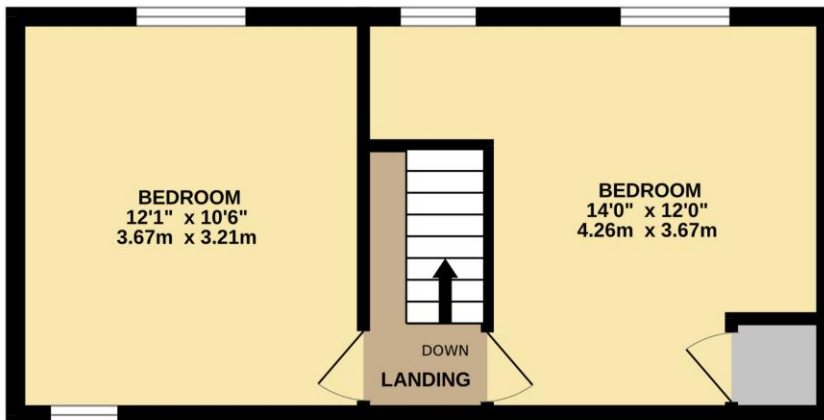
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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