



Under Elms, Pilcorn Street, Wedmore BS28 4AW

£585,000 Freehold

COOPER  
AND  
TANNER



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 4  2  2 EPC TBC

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## Description

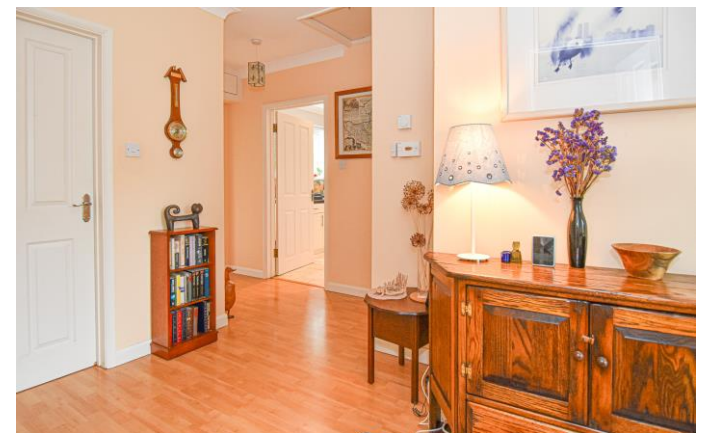
Under Elms is a warm and welcoming four-bedroom village bungalow set on a south-facing plot with a fabulous, secluded garden, driveway, car port and garage/workshop.

The real joy of this spacious home is the light-filled sitting room and open-plan kitchen-diner, each with rear-aspect French doors overlooking the beautiful tree-lined garden beyond. The contemporary kitchen, with a range of wall and base units, kitchen island and travertine floor tiles extends into a peaceful and relaxing dining area with a lovely view of the garden, framed by weeping silver birch trees. From here there is access to the fourth bedroom which has views over the front garden and is currently used as a study. Across the rear of the property the double-aspect sitting room with log burner provides a warm and inviting space in which to while away time admiring the beautiful garden and wildlife. There is access to spacious principal bedroom with views of the

garden, a bank of fitted wardrobes and a modern ensuite shower room.

## Outside

The pretty and secluded rear garden has been thoughtfully planted to create an aesthetically pleasing retreat. From the sitting room, a large elevated decked area provides a perfect suntrap on which to dine and enjoy the view. From the dining room a paved terrace and pathway leads past trees and a raised herb bed to a pretty lawned area. A decorative rose-clad archway leads to a vegetable plot, greenhouse and garden shed beyond which you can hear the babbling brook which lines the boundary. Further to this there is a light and spacious workshop with fitted work bench and a second garden shed. At the front of the property a pretty lawn frames a driveway with parking for several vehicles and there is a car port which provides additional parking.









## 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, heading out of the village towards Blackford and Mark. The property can be found on the left-hand side shortly after the turning into Guildhall Lane 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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1823 sq.ft. (169.4 sq.m.) approx.

TOTAL FLOOR AREA: 1823 sq.ft. (169.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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