



Walnut House, Plud Street, Wedmore, Somerset, BS28 4BQ £1,000,000 Freehold

COOPER
AND
TANNER



Walnut House, Plud Street, Wedmore, BS28 4BQ

 5  3  3 Grade II Listed £1,000,000 Freehold

Description

Hidden away behind tall gates, in a quiet corner of Wedmore is this beautiful and elegant, four-bedroom Grade II listed Georgian home, set amongst mature gardens with swimming pool and one-bedroom annexe.

Beyond the gates lie tranquil, landscaped gardens and the Virginia Creeper-festooned façade of this characterful home, reminiscent of magical childhood stories. The house retains many period features, with beams, flagstones, shutters and inglenook fireplace with a secret door. The sitting room and dining room span the front of the house and look out over the gardens. A feature fireplace with log burning stove in the sitting room offers a cosy retreat for cooler days, whilst the impressive inglenook fireplace in the dining room houses a log burning stove to warm winter festivities. Tucked away, at the back of this inglenook is a door to a hidden room, currently used as a study. The kitchen, breakfast room and utility are at the back of the house. The kitchen features an Aga and a range of shaker-style base and wall units topped with natural stone. Integrated appliances include a gas hob, electric oven and dish washer, beyond the kitchen peninsular there is plenty of space for a dining table. Leading off from the kitchen is a handy boot room with utility area, cloakroom and access to the front of the house, and to the rear, a small courtyard garden.

Upstairs, there is a family bathroom decorated in warm neutral tones and fitted with a modern suite. From here, a light and spacious landing with plenty of room to sit and admire the views over the garden provides access to three double bedrooms each brimming with their own

unique character and charm. The principal bedroom features a range of fitted wardrobes and a contemporary ensuite. Another double bedroom features a 'wedding cake' chimney and stairs leading back down into the dining room. Stairs lead up from the landing to an extraordinary loft room which has beams, wooden flooring and, currently used as a bedroom, has space for any number of uses.

Outside

The mature, landscaped gardens offer plenty of space for secluded relaxation or for socialising and entertaining. An outdoor heated swimming pool has been thoughtfully designed with paved terracing with a pergola providing shaded seating and adjacent barbecuing area. Flowerbeds, mature trees and shrubs, bordering the lawns, create colour and texture all year round.

Attached to the double garage is a one-bedroom annexe with ensuite facilities offering a versatile space for extended family stays, holiday let, or perhaps home working. There is a handy wood store behind the garage and there is a bank of owned solar panels on the roof.

There is approximately 1 acre of land adjacent to the property with stables, tack room and separate access, which is available by separate negotiation.

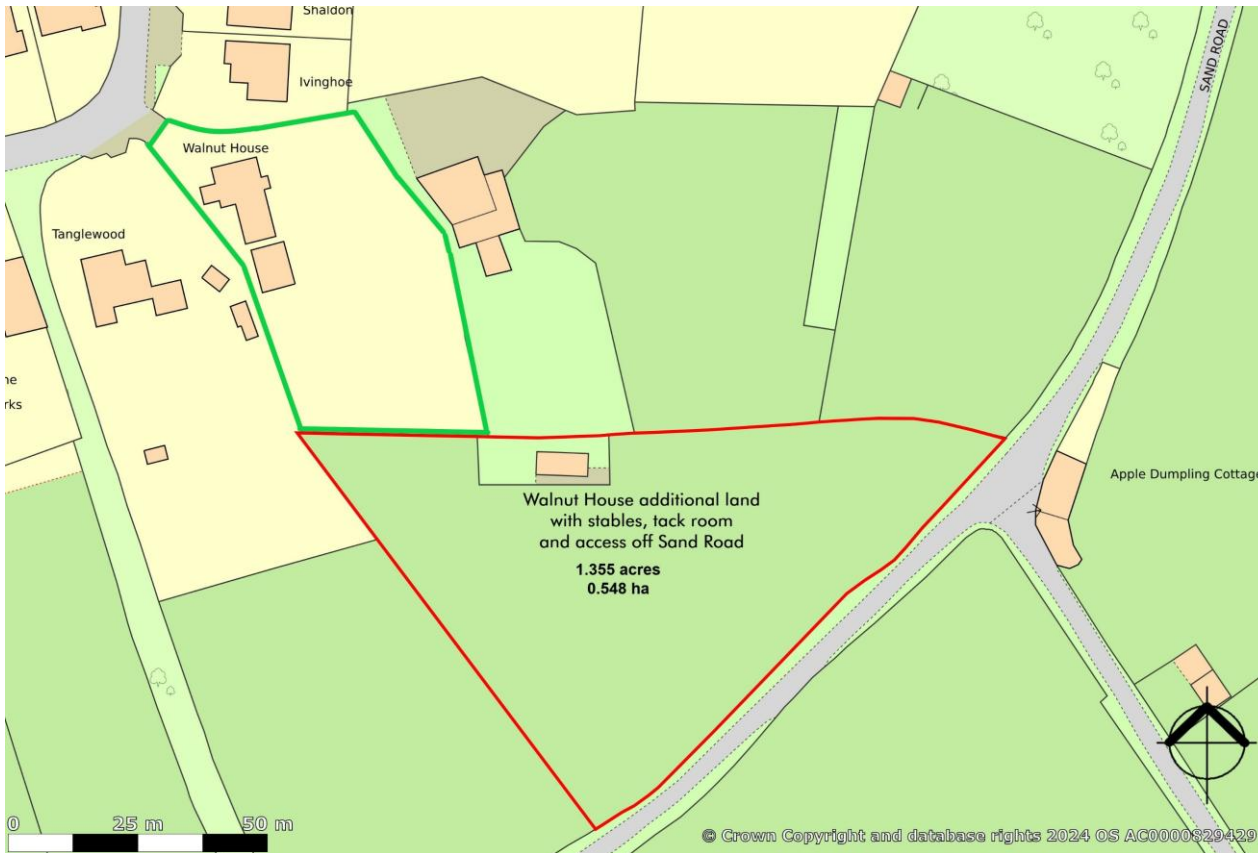
The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Nearby private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.











Local Information Wedmore

Local Council: Somerset

Council Tax Band: G

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge
- Weston-super-Mare



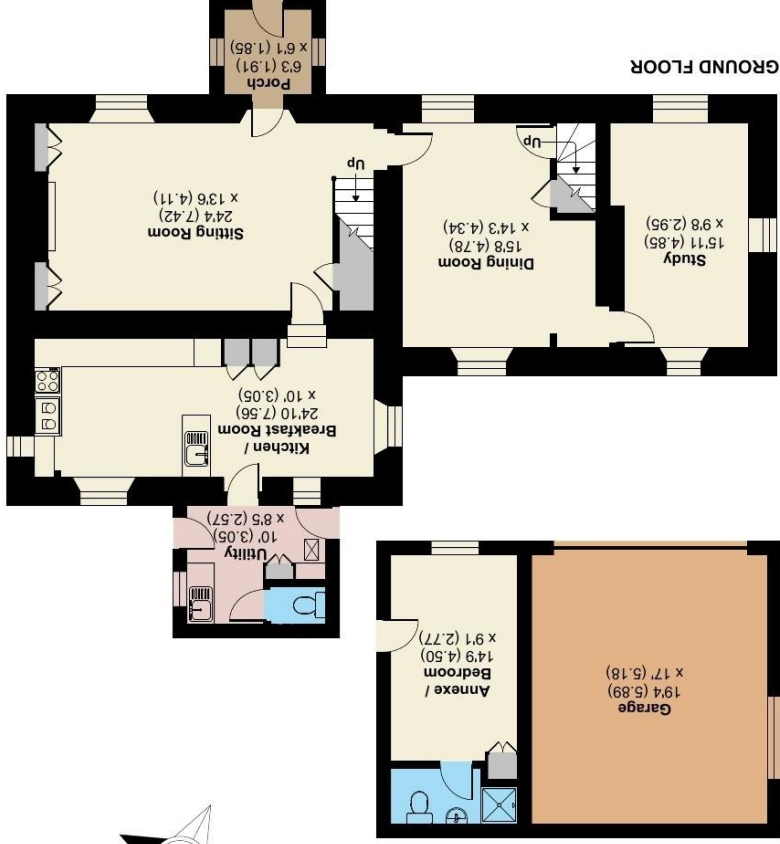
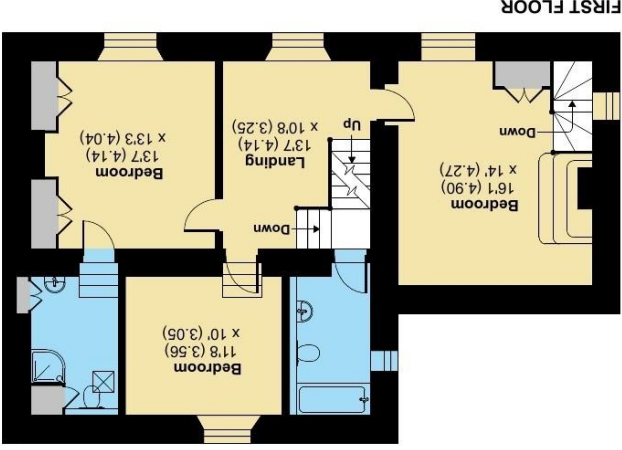
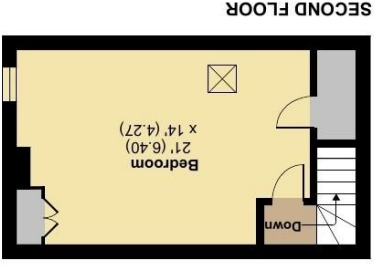
Nearest Schools

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

Plind Street, BS28

Approximate Area = 2444 sq ft / 227 sq m
Garage = 348 sq ft / 32.3 sq m
Annexe = 177 sq ft / 16.4 sq m
Total = 2969 sq ft / 275.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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WEDMORE OFFICE

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