



Northleigh House, Mudgley Road, Wedmore BS28 4DF

£950,000 Freehold

COOPER  
AND  
TANNER



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 4  1  3 EPC C £950,000 Freehold

## Description

With stunning panoramic views across Wedmore, this deceptively spacious and impressive four-bedroom home, on its extensive hidden plot, built in 2013, with double and single garages, and two-storey stone outbuilding, is beautifully presented and finished to a high standard throughout.

Northleigh House is perched on the hillside and has the appearance of an extensive single storey dwelling from the front and an substantial two storey home from the back. The property has been thoughtfully designed, with the reception rooms and kitchen on the entrance level, to make the most of the spectacular views, with the bedroom suites situated below. Fabulous oak flooring over underfloor heating runs throughout the reception rooms and entrance hall creating a beautifully warm and inviting contemporary living space, with windows across the rear of the house framing the views. The 29ft open plan kitchen and dining room span the house, front to back, offering plenty of space for busy family life. The kitchen is fitted with an array of sleek modern units topped with granite worksurfaces. Integrated appliances include dishwasher, fridge, freezer, double oven and induction hob. There is further storage and space for other appliances in the adjacent utility room where there is a WC and also direct access into the internal garage. The light spacious sitting room offers plenty of room for socialising, enjoying the views, or relaxing in front of the log burning stove. A further versatile reception room at the front of the house

could be a playroom or snug and has previously been used as study and a bedroom and, as such, has had wet room area installed. The three large bedroom suites, with their extraordinary panoramic views to the church and beyond, are all downstairs. The primary bedroom is over 21ft long and benefits from a modern shower room and separate dressing room. The second spacious bedroom also has an ensuite shower room, whilst the third bedroom is located next to the family bathroom and is adjoining a small room which could be used as a dressing area, nursery or study and, as an independent complex of rooms, it could create a third bedroom suite.

The property is heated by an air source heat pump, there is a bank of solar panels on the roof and there is a rainwater harvesting tank beneath the back lawn.

## Outside

The property is approached via an unassuming driveway which opens out to reveal this surprising home with its bird's eye view of the village. The driveway leads to multiple parking areas with access to the integral single garage and the double garage. Above the double garage is the front garden which is mainly laid to lawn with colourful borders and is surrounded by fencing. The rear garden is also laid to lawn with a paved terrace running across the back of the property. In the corner of the garden is a stone-built two-storey outbuilding suitable for renovation.









## 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.



### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Air source heat pump

**Services:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare

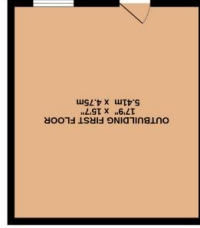
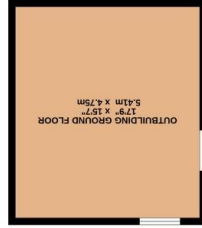


### Nearest Schools

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



TWO STOREY OUTBUILDING  
550 sq ft (51.4 sq m) approx.



LOWER GROUND FLOOR  
1363 sq ft (126.6 sq m) approx.



UPPER GROUND FLOOR  
1329 sq ft (123.4 sq m) approx.



TOTAL FLOOR AREA : 3574 sq.ft. (332.0 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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GARAGE  
329 sq.ft. (30.6 sq.m.) approx.



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