

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BRAMLEY BARN, POOLBRIDGE ROAD, BLACKFORD, WEDMORE, BS28 4PA
Wells 10 miles; Bristol 25 miles; Taunton 24 miles; M5 (J22) 5 miles: all approx.



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An absolutely fabulous and beautifully converted 18th century barn in its grounds and land which are an oasis of tranquility. The property is within the village of Blackford and in the parish of Wedmore which with all its amenities is about a mile and a half away.

This really is a hidden gem and the house has generous accommodation which is sympathetically decorated and appointed to high standards in keeping with and complementary to its rustic character and retained original features.

The accommodation totals over 2,600 sq.ft. with an entrance hall, cloakroom, sitting room, snug, living room, kitchen & dining room, utility room, study, 2nd kitchen, 5 bedrooms and 3 bath or shower rooms.

This includes a ground floor wing which is entirely self contained with the living room, the 2nd kitchen, 2 bedrooms and shower room.

In addition Bramley Barn has an impressive and varied range of outbuildings which include a luxurious log cabin, haybarn/implement store, workshops, garaging and stores and totals over a further 2,250 sq.ft. The grounds include delightful mature gardens, an arboretum, an ancient orchard and paddocks. In all towards 5 acres.

In short Bramley Barn is a property of great quality and character of a standard unique for properties of this heritage. It's undoubtedly ideal for those seeking a tranquil and peaceful country lifestyle.

Price Guide £995,000

Bramley Barn is within the village of Blackford and is approached over its own tree lined drive, with electric gates (camera and intercom). This drive continues to the house and outbuildings which enjoy total privacy.

The barn was converted about 20 years ago and is a charming home with great character and style and has many original details enhanced and added to by the present owners. Features include flagstone and tiled floors, oak, elm and antique pine timberwork, solid timber doors, exposed ceiling beams and roof rafters, painted stone walls, pretty panelled window seats, fireplaces, wood burning stove and all aided by a contemporary quality kitchen and well fitted bathrooms together with oil central heating and double glazing.

In addition the house is very light and airy, has fabulous views into its surrounding gardens and the accommodation is very generous whilst still being very manageable.





The main entrance is into a reception hall with pine floorboards and a stable door through into the double aspect kitchen and dining room. This room is the heart of the house and has an easy and welcoming atmosphere with a tiled floor, beams, window seats, and plenty of space for a table and chairs. The kitchen area has bespoke fitted antique pine units with worksurfaces, an inset Belfast sink, an integral Smeg ceramic hob, pine wall cupboards and shelving and a "racing green" Aga cooker range. This is set in an attractive brick inglenook style alcove with a tiled backing. Off the kitchen is the utility room again with fitted units, pine larder cupboards, a large store cupboard, shelving, the central heating boiler and space for a fridge/freezer, dishwasher and washing machine.

A door from the kitchen leads through into the impressive middle hall with with flagstones, a pine and oak staircase to a galleried landing, beams and a splendid antique pine panelled wall with an oak feature. Well located off the hall is a cloakroom with painted timber panelling to dado height, attractive delft style tiling and a classic white suite of basin and wc. The 24ft. sitting room has a dual aspect, looks out over the rear gardens to the arboretum and also has a part glazed door into the garden. Within the room is a beautiful brick and timber framed wall whilst the focal point is a brick inglenook fireplace with a wood burning stove. Other details include the ceiling beams and both satellite and terrestrial tv points. The adjacent snug is a cosy characterful room ideal for winter evenings. Again it's double aspect and there are beams, window seats and a pretty display niche.

The staircase in the middle hall rises to the galleried landing which has exposed beams. To the left is the stunning master bedroom with a vaulted ceiling, beams and rafters, a window seat, a velux roof light, plenty of cupboards and wardrobes and a display niche. It also has an en suite bathroom with a ceramic tiled floor, beams, velux, store cupboard and a white suite with a basin, wc and a bath with a shower above.

The second bedroom has beams, two double wardrobes, loft access and a tall cupboard with a reclaimed antique door. The third bedroom has beams, a velux and a store cupboard. Between the second and third bedroom is a "Jack and Jill" bathroom with beams, a velux, store cupboard and a white suite with a basin, wc and a tiled shower cubicle. The shower cubicle having "sky at night" recessed lighting.

Returning to the main entrance hall there's a study area with a stable door to the garden and a door through into the integral self contained east wing which can easily be used as a self contained annexe. The rooms have recessed subtle lighting in the living room, kitchen, bedrooms and bathroom and access to two boarded and insulated lofts.

From the study area a door opens through to an open plan kitchen and living room.

The kitchen area has floor tiling, fitted units including worksurfaces, a sink, integral oven and ceramic hob and space for a washing machine. The living room has double french doors complemented by glass panelling on either side and being south facing these flood the room with sunlight.

Off the living room are two bedrooms, both with fitted wardrobes and one having similar french doors and glass panels to those in the living room. There's also a shower room with a suite of a basin, wc and shower cubicle.





OUTSIDE Bramley Barn is a most impressive and comfortable house and has gardens, paddocks, orchard and outbuildings which complement it perfectly for those seeking a rural lifestyle.

The drive leads in flanked by mature trees and hedges and leads to a large parking area alongside the house and beyond to gravelled yards and outbuildings. Here there's plenty of parking area for many vehicles plus easy turning for a horse box or trailer.

Outbuildings. There's a general purpose barn, overall 34ft. by 32 ft. internally with open storage, a workshop area, light and power, a good height and two large double entrance doors for easy access to the whole area for machinery and vehicles. Plans were drawn up and planning consent obtained to replace the building with a garage and workshop with stone quoins and softwood vertical timber boarding. Works started and the footings were built which remain visible. Close by is a timber clad outbuilding with a tiled roof and which includes a store (used as a table tennis room) and a dog kennel with run.

Beyond and again with plenty of parking area around is an enclosed 50ft. hay barn / implement store used for machinery and vehicles. Again with light, power and good access doors. Adjacent is an open sided pole barn.

Both barns stand in large gravelled yards and are extremely adaptable and ideal for their present uses, livestock, horses or ponies etc.

Other outbuildings include a field shelter, several log stores and in the corner of the small paddock is a concrete base together with a water supply and power feed - the ideal location for stabling if more buildings are required.

The gardens and land. The grounds of the property are quite exceptional with a large lawned front garden with mature hedges, trees and shrubs. To one side of the house is a greenhouse and a garden shed with electricity. At the rear of the house is a large landscaped lawned garden with a gravelled terrace outside the sitting room. Close by is a large decking area providing a great area for al fresco dining and entertainment having lighting and power.

Other outside benefits include 4 water taps, and extensive lighting.

In the rear garden are a summerhouse and a log cabin with power, light, double glazing, insulation and pine panelling. The cabin is suited to many uses including a garden room, gym, studio etc.

Both the cabin and summerhouse are quietly placed and beautiful tranquil spots for pure relaxation, undisturbed concentration or simply somewhere to enjoy the gardens and wildlife.

Beyond the log cabin is a well established and tended arboretum and beyond again is an orchard.

The property also includes 2 meadows being the "large paddock" and the "small paddock" These are well fenced and hedged and currently used for sheep grazing. The sheep are owned and managed by a neighbouring farmer and such arrangements may be continued and are commonplace.

In all the property totals towards 5 acres



About the area

Blackford, a small village with its own church, village hall, garage and pub, is about a mile and a half from Wedmore. It's within the parish and an integral part of this larger village.

Wedmore has been a settlement for well over a thousand years and is a delightful and extremely active community. There are historic buildings including the medieval church next to an old coaching inn, interesting and varied shops including essentials such as the newsagent, butcher, chemist etc. together with others usually only found in larger county towns, plus pubs, restaurants and tearooms. There is a wide range of clubs and societies, cultural and sporting. Most sports activities are catered for in the area. Swimming pools at both Cheddar & Wells; Sailing & Windsurfing Clubs at Cheddar Reservoir; the Badgworth Equestrian Centre and the Wedmore 18 Hole Golf Course; In addition there are floodlit AstroTurf Tennis Courts, Indoor and Outdoor Bowling Greens, Football and Cricket pitches and a Children's Play Area.

The Cathedral City of Wells is approximately 8 miles away and also provides a good range of business, recreational and shopping facilities. City shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to M4 (J16). A local train service from Highbridge (7 miles) links with the Intercity train services at Taunton and Bristol Temple Meads to London Paddington taking approx. 1.5 hours. Bristol Airport is 15 miles.

There are excellent state and independent schools in the area including Wedmore First School, Hugh Sexey's Middle School which has an Outstanding 2007 Ofsted rating and the high performing Kings of Wessex Upper School. The Independent schools include Wells Cathedral School, Sidcot, Millfield, Taunton School, King's Bruton, All Hallows and Downside.

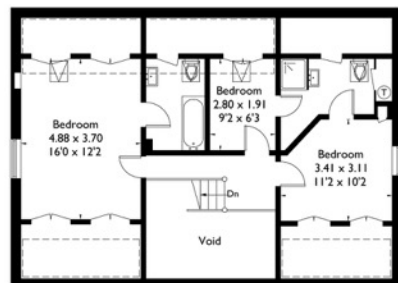
Bramley Barn, Poolbridge Road, Blackford, Wedmore, BS28 4PA

Approximate Gross Internal Area = 243.5 sq m / 2621 sq ft

(Excluding Void)

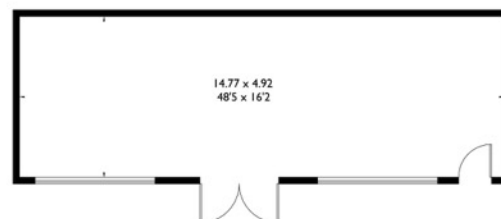
Outbuildings = 209 sq m / 2250 sq ft

Total = 452.5 sq m / 4871 sq ft

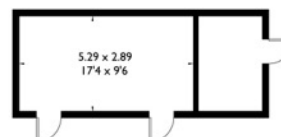


First Floor

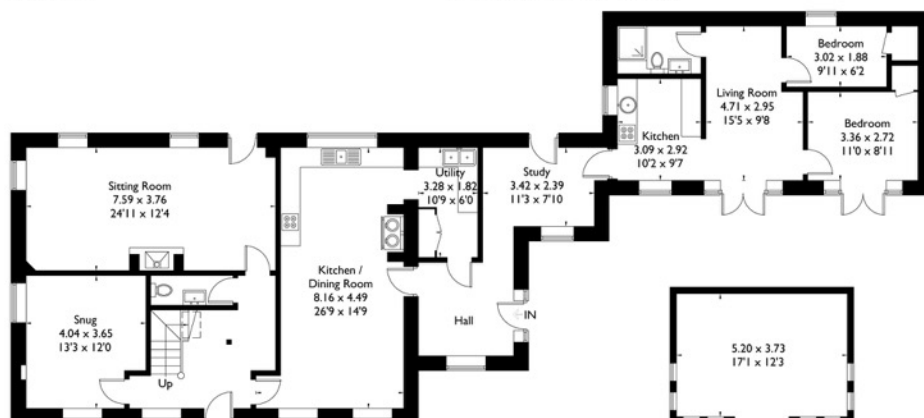
Reduced bedroom below 1.5m / 5'0"



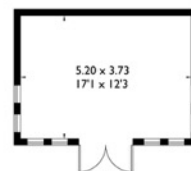
Hay Barn / Implement Store
(Not Shown In Actual Location / Orientation)



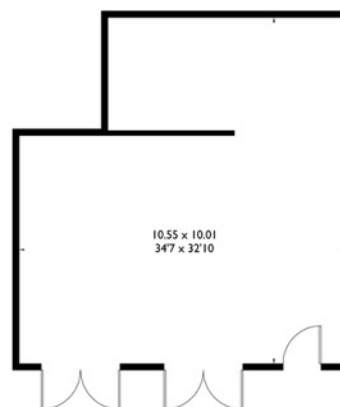
Games Room
(Not Shown In Actual Location / Orientation)



Ground Floor



Log Cabin
(Not Shown In Actual Location / Orientation)



General Purpose Barn
(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 209237

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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