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Near Wedmore
BS28

 Peter Creatorex



A beautifully restored period home
with outbuildings

offers in excess of
£1,350,000



Overview

Orchard Cottage is a beautifully restored period home that has been sympathetically extended and improved by the current owners, blending character with modern living.

- a characterful five bedroomed country residence
- set in approx. 2 acres of gardens and paddock
- recently refurbished including a new kitchen,
- bright family/sunroom open plan to kitchen
- 2 en suite shower rooms and family bathroom,
- 2 cloakrooms/WC & 2 utility/boot rooms
- 5 reception rooms and 2 home offices
- scope for creating a ground floor annexe
- large new versatile barn 2 garages and shed
- equestrian possibilities
- sustainable energy including 20 solar panels and battery
- close to Wedmore, convenient for transport links

The impressive extension floods the heart of the home with natural light, seamlessly connecting indoor and outdoor spaces and with generous storage space throughout. Inside, the property features a recently installed well-appointed kitchen, generously sized rooms throughout, and a great setup for home working. Set in approximately two acres of picturesque countryside, the property offers stunning views, generous parking, and versatile outbuildings. With ample scope and potential, Orchard Cottage is a truly unique home that will appeal to a wide range of buyers.







Vibrant local community

Orchard Cottage is situated on the edge of the village of Blackford with a primary school, The Sexey's Arms pub/eatery, Motor engineer/garage, Coombes Micro Dairy (fresh milk from the farm, farm produce) and the village hall with various sports and social activities. The popular larger village of Wedmore is within 1.5 miles with a wider range of facilities including doctor's and dental surgeries, Post Office, butcher, newsagent, grocers, chemist, hairdressers, cafés, the popular Swan Inn, and further pubs, shops and businesses. Wedmore enjoys a lively community with Real Ale and Arts festivals and a wealth of community activities.

The nearby Mendip Hills, an Area of Outstanding Natural Beauty, are a hub for outdoor pursuits including walking, horse riding, mountain biking, sailing and fishing and the area is well served for sports with nearby centres and pools at Cheddar and Wells and Golf Course at Wedmore as well as tennis, bowls, rugby and cricket.

Location

The property is well connected with easy access to the Cathedral City of Wells (approx. 10 miles). Shopping centres are available at Bristol (29 miles) and Bath (29 miles).

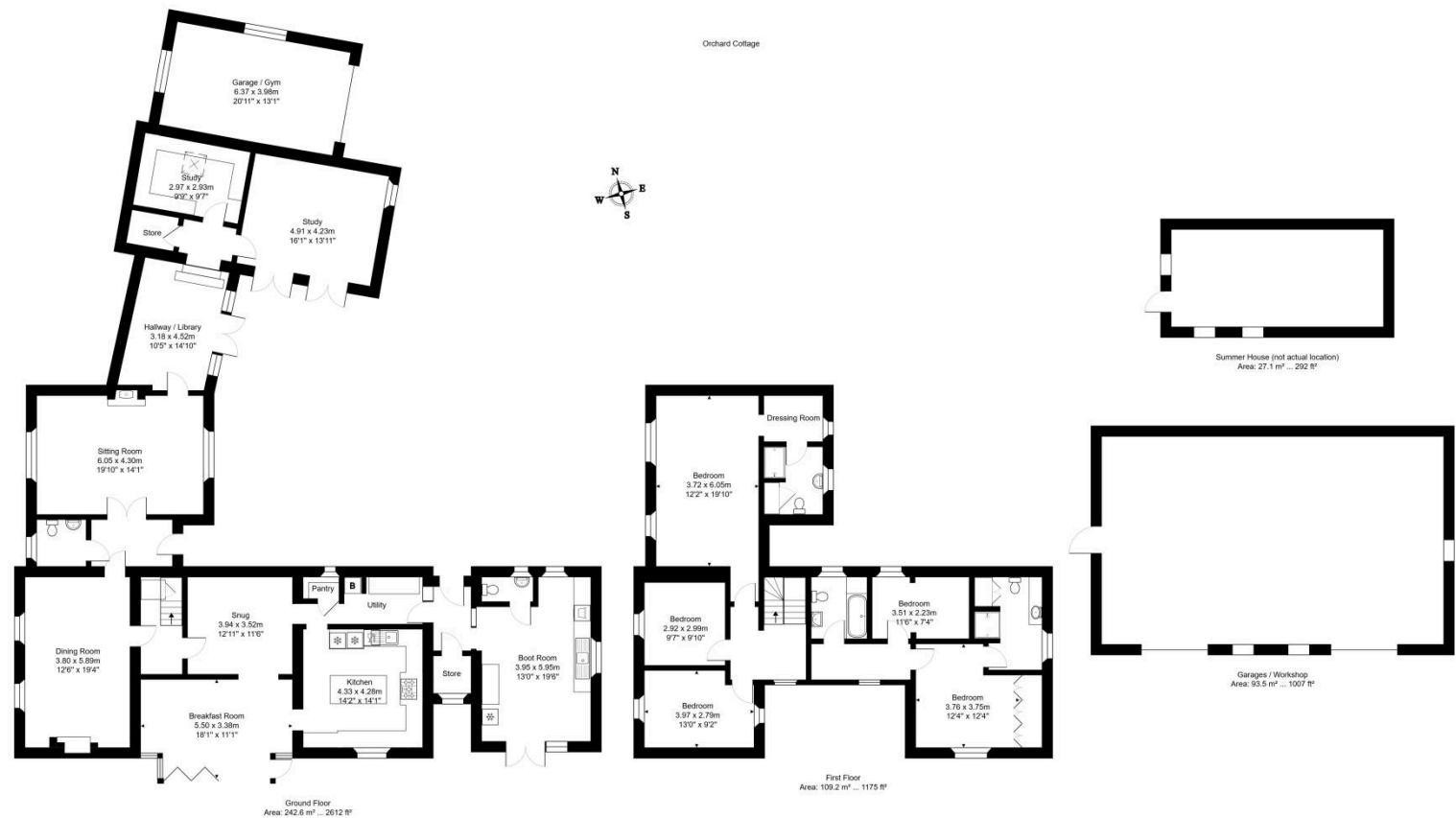
Nearby primary schools include Wedmore, Mark and Weare. There are excellent state and independent secondary schools in the area including Hugh Sexey's and the high performing Kings of Wessex Upper School. The Independent schools include Wells Cathedral School, Sidcot, Millfield, Taunton School, King's Bruton, All Hallows and Downside. Bus services link the village to many of the above schools. 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 International Airport is 14 miles.

KEY FACTS

- Somerset Council - band G
- Freehold
- Oil central heating (new tank/pump) controlled remotely
- Up to date sewage treatment
- Security – CCTV, external lighting, gold standard locks
- Hyperfast Broadband – (900 MBps – Gigaclear or Truespeed)
- Double glazed throughout
- Planning – for the conversion of the barn
- Refer to agent for further information



Floorplan



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. www.innovusproperty.co.uk

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Creatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please
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Your home deserves
extraordinary.



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