





# Ash Tree House

Poolbridge Road, Wedmore

A wonderfully presented 4 bedroom detached house with separate 2 double bedroom annexe, double garage and ample driveway parking in an enclosed private location with beautifully maintained gardens surrounded by countryside.

Services: Mains electric and drainage. Oil central heating

Council Tax band: G

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- APPROX 2586 SQ FT OF FINE COUNTRY HOUSE ACCOMMODATION
- SPACIOUS KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS PLUS A STUDY
- TWO BEDROOM ANNEXE
- WELL BALANCED LIVING/BEDROOM ACCOMMODATION
- LARGE ENCLOSED GARDEN WITH AN EXTENSIVE RANGE OF MATURE SHRUBS, TREES AND HEDGES
- A SECLUDED PLOT WITH ELECTRIC FRONT GATES
- AMPLE PARKING FOR MULTIPLE CARS
- WITHIN THE CHEDDAR VALLEY SCHOOL CATCHMENT
- EASY ACCESS TO M5/BRISTOL AIRPORT AND MAINLINE RAILWAY SERVICES











## Ash Tree House

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Ash Tree House is a remarkable country home with a rich history dating back to the 1800s. Over the years, this cherished residence has undergone thoughtful extensions and has served as a much-loved family home for the past 17 years. Tucked away within an expansive and secluded plot, it is enclosed by neat walls and accessed via electrically operated wooden gates.

The living accommodation is arranged off a smart entrance hallway with an elegant engineered wood floor. To the left is the spacious dining room, featuring an exposed stone wall and ample space for a substantial dining table.

Beyond lies the superb dual-aspect kitchen/breakfast room, fitted with an extensive range of stylish wooden wall and base units, including glazed display cupboards, plate rack shelves, and a peninsular end. A deep-inset sink with classic-style taps complements the traditional character. There is also an integrated fridge, space for a generous breakfast table, a large range-style cooker, and a dishwasher.

Off the kitchen, a lobby leads to a cloakroom on the right, and to the left is a well-equipped laundry/boiler room offering excellent storage and space for a washing machine, tumble dryer, and American-style fridge/freezer.

The living room, situated to the right of the entrance hall, is charming and generously proportioned, with a painted beamed ceiling and an open fireplace set in a brick chimney with a quarry tile hearth. Two windows offer wonderful views over the garden. Off the sitting room is a dual-aspect room currently used as a home office, which could also serve as a snug, music room, or playroom.

Upstairs, the bedroom accommodation is thoughtfully arranged. To the right is the impressive dual-aspect principal bedroom suite, which includes ample wardrobe space and a stylish en-suite shower room, along with wonderful garden views. The upstairs landing, with its beamed ceiling and







overhead Velux windows, feels particularly light and airy. There are three further double bedrooms, the largest featuring fitted wardrobes, and all benefit from lovely views of the gardens. At the end of the landing is the smart family bathroom, which includes a bath with screened shower and an airing cupboard.

This beautiful and exceptional country home perfectly blends characterful charm with modern living and contemporary styling.

### Outside

The magnificently presented gardens and grounds are a true highlight of Ash Tree House. Reminiscent of a generous hacienda, the plot is entirely enclosed by neat walling and hedges, providing excellent privacy and making it ideal for pets and children. In addition to a double garage located in one corner, there is a wide gravelled driveway with ample parking, extensive level lawns, thoughtfully planted deep borders, and mature hedges, shrubs, and trees—including willow, apple, and pear.





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## The Annexe

A comfortable, self-contained, single-storey building comprising two double bedrooms, ideal for a dependent relative or as a potential source of rental income.

Entered via a porch, the annexe includes a roomy living/dining room and kitchen area, fitted with wall and base units, a cooker, and space for a washing machine in one corner, along with room for a generously sized dining table. A patio door provides direct access to a wide terrace running along the rear, with a wooden pergola at one end—perfect for entertaining and alfresco dining. On either side of the living area are two double bedrooms, each with en-suite shower rooms.

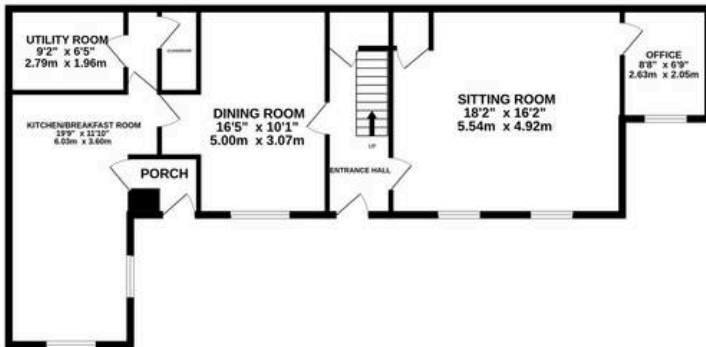
## Location

Blackford is a rural village well located for commuting with access to the M5 at Junction 22 in Burnham within 5.2 miles. This village has a lovely local pub, The Sexeys Arms Inn within 1.6 miles. More extensive facilities are available in the nearby village of Wedmore, including a doctor's surgery, Wedmore First School and a local shop. Bristol Airport is within 16.9 miles and central Bristol is within 43 miles.

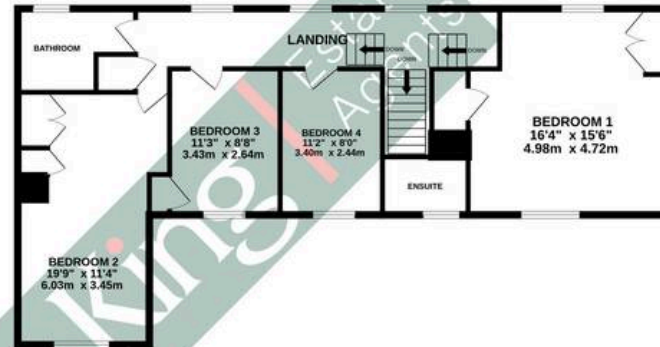




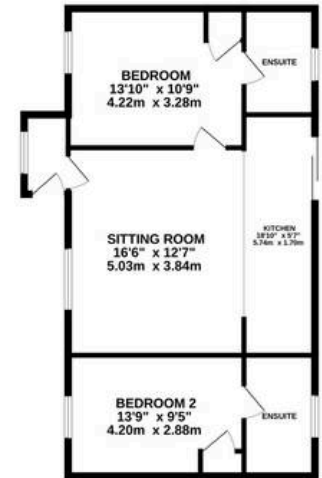
GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



BUNGALOW  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2586 sq.ft. (240.2 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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