



Sexey's Farmhouse
School Lane, Blackford, Wedmore, BS28 4NX

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£3,000pcm

A delightful fully refurbished five bedroom detached farmhouse situated in a beautiful rural location in the sought after village location of Blackford, near Wedmore.

Kitchen Dining Room | Living Room | Family room/snug | Utility/Boot Room | Downstairs WC | Further Downstairs Shower Room | Master Bedroom with ensuite | Three Further Double Bedrooms and One Single/Office Space | Family Bathroom | Garden | Gated Driveway |

Description

A beautifully presented family home completely renovated throughout, to include new kitchen, bathrooms, flooring and decoration. This spacious property offers well-appointed accommodation with the option of split accommodation by way of one bed annexe and 4 bedroom main house, both with separate entrances. The ground floor benefits from entrance hall, large living room with open fire, large open plan kitchen/dining room and spacious utility boot room leading to downstairs shower room and family snug with woodburning stove. The first floor offers a large master bedroom with en-suite, three further double bedrooms and a single room, perfect as a home office, and a family bathroom. Outside there is ample parking on a gated driveway as well as a good sized garden laid to lawn with fruit trees and established shrubs.

Situation

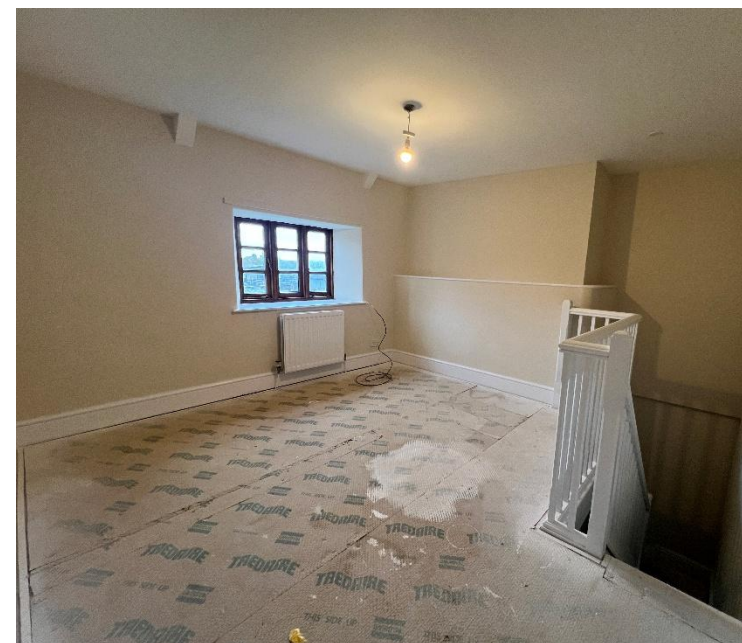
The house is located in the sought after village of Blackford, within walking distance of Hugh Sexey's Middle School and the village pub, The Sexey's Arms. Blackford is a friendly and welcoming community with village hall, church and children's play area. The nearby historic village of Wedmore offers a wide range of amenities including a variety of shops, pubs, chemist, dentist and various other boutiques. The city of Wells is around 10 miles away with the M5 just 10 minutes by car. Bristol Airport 16 miles. Highbridge and Burnham Station 6 miles.

This property is being offered to market by Fowler Fortescue on behalf of The Hugh Sexey's Estate.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

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Accommodation

The front door opens into an entrance porch leading to the main entrance hall.

Kitchen/Breakfast Room with new fitted units in a traditional deep green, oak effect worktop, electric range cooker and space for fridge/freezer and dishwasher. The room is of great proportions, with room for a large dining table as well as a sofa, or dresser

Living Room with open fire, newly fitted carpet and patio doors opening to the rear of the property

Family Room /Snug a cosy room with woodburning stove and stairs up to bedroom 4

Utility Room/Boot Room with fitted units and space for washing machine and dryer. Built in cupboards which house the boiler and further storage space for coats and shoes

Downstairs Shower Room with shower, sink and WC

Downstairs Cloakroom with sink and WC

First Floor

Stairs from the main hall lead up to large first floor landing with storage cupboard and doors into:

Master Bedroom bright and spacious with views into the front garden and across the fields. A number of built in cupboards give plenty of storage space



Ensuite Bathroom with large walk in shower, wash hand basin and wc

Bedroom Two a good sized double bedroom with views to the front

Bedroom Three double bedroom with a view of the farmyard to the rear

Bedroom Four double bedroom with stairs down to the Snug

Bedroom Five single bedroom or home office

Family Bathroom with large bath, walk in double shower cubicle, heated towel rail, wash hand basin and WC

Parking

The property is approached from a gated driveway leading to a large parking area providing space for a number of vehicles

Garden

The property is surrounded to the side and rear by gardens mainly laid to lawn with a variety of shrubs, flowers and fruit trees

Further Land

There is the opportunity to rent the adjacent paddock, under separate agreement

Utilities

Mains electricity, water and drainage. Oil-fired central heating



Services

Ofcom indicates there is Ultrafast broadband (up to 1000 Mbps) available to the property. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker

Council Tax Somerset Council, council tax band F

EPC Rating The property has an EPC rating of E47

Pets by negotiation

Available from 1st December for an initial 12-month tenancy with a view to extend thereafter

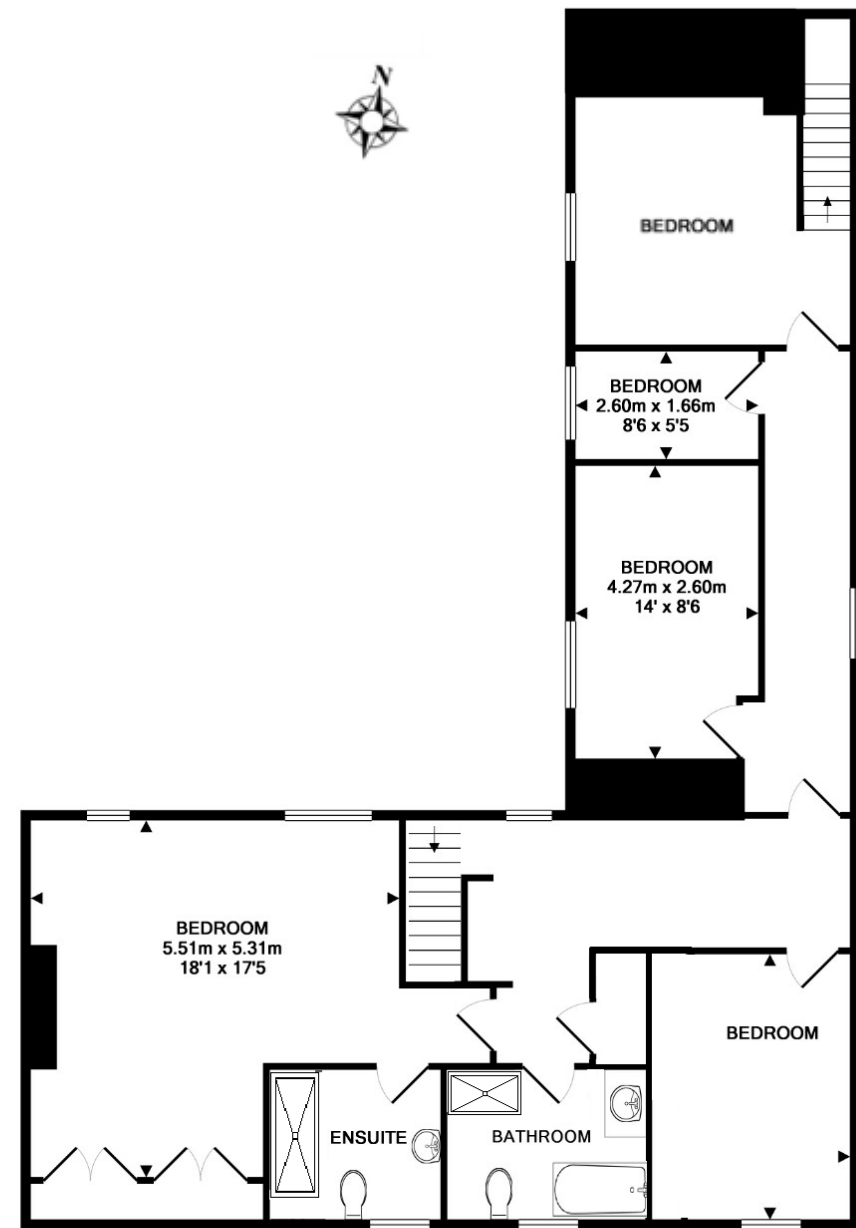
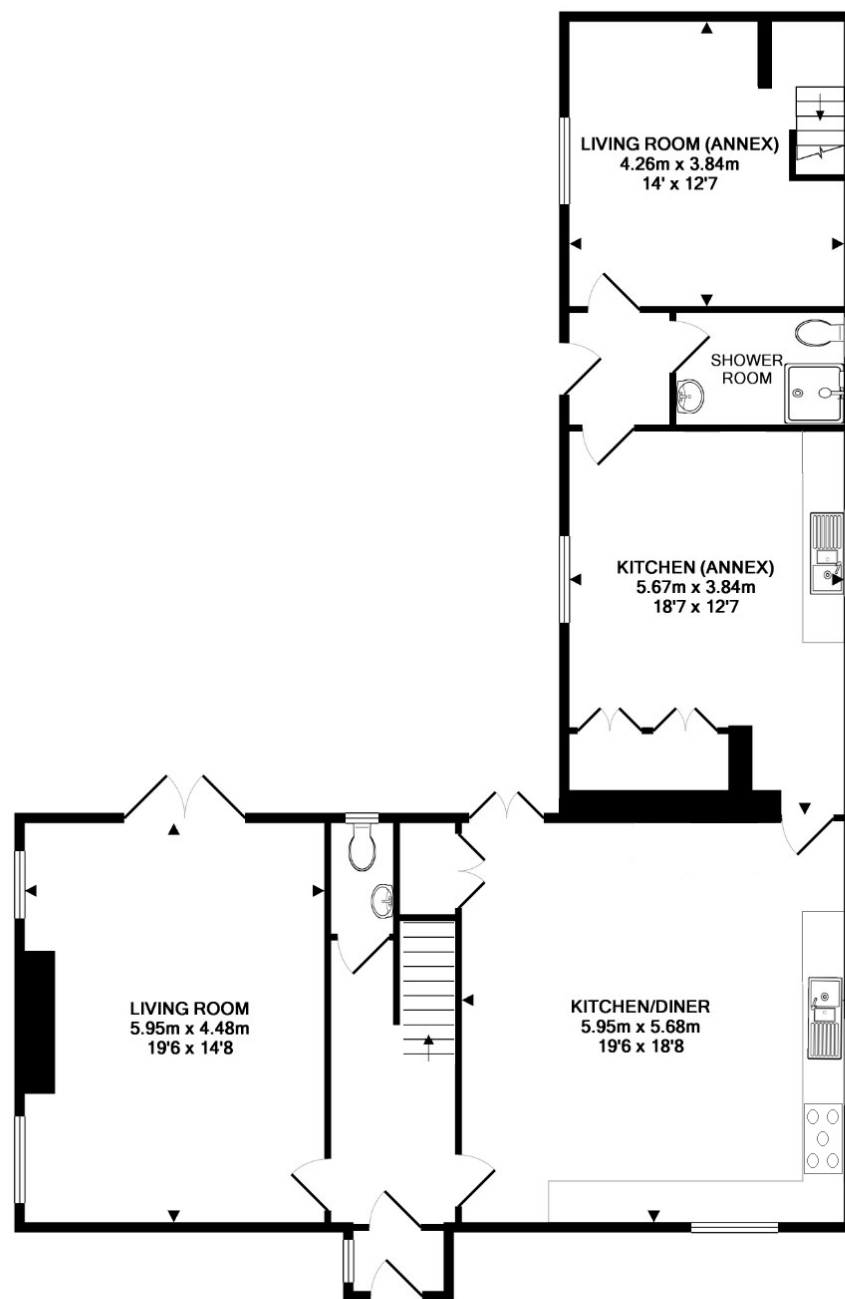
Rent £3,000 per calendar month payable by direct debit on the 1st of each month

Holding Deposit a holding deposit of £690 is payable to secure the property

Security Deposit £3460 to be held under the terms of The Deposit Protection Scheme for the duration of the tenancy

Viewing strictly by appointment through Fowler Fortescue's office on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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