

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BROOK FARM, SEXEYS ROAD, WEDMORE, SOMERSET, BS28 4NT



**BROOK FARM,
SEXEYS ROAD, WEDMORE, SOMERSET, BS28 4NT**

A fabulous family home with mature gardens, an adjacent traditional barn and a field of approx. 2 acres with an additional traditional barn.

The house has a reception hall, snug, sitting room, study, kitchen/dining room, utility/rear hall, downstairs shower room and bedroom. Upstairs there are 4 further bedrooms and two bathrooms.

Outside the house sits in mature gardens with plenty of parking on a gravel driveway. There is a barn/garage, various smaller outbuildings and a large field with an additional barn within it.

Guide Price £895,000

Location

Blackford is a small, friendly village with a church, village hall, community café, pub, farm shop, veterinary surgery, and garage. There is an active community choir, and the village hall provides a perfect venue for weekly classes like yoga and Pilates. There is also a popular playground for the more junior members of the village. Hugh Sexeys Middle School is located in the village.

Blackford is about a mile from Wedmore where there is a wide range of facilities and Mark is a similar distance to the west. Here you will find, amongst other things, a farm store, garage, 2 fabulous pubs and a village school. It is worth remembering the M5 is just over 5 miles west and the beach is only 2 miles further, making it very convenient for winter dog walks beside the sea.

Description

An enchanting house which is proud of its historical heritage. As with many older properties it is impossible to unravel the original from the additions, and the evolution of this building is a beguiling quality. The house tells the story of the changing times, it is a historical record that will continue to evolve around the enduring qualities of the past. Flagstone floors, exposed beams, panelled walls, inglenook fireplaces, window seats and an ancient settle are just a few of the charms.

Perfectly suited as a family home, this lovely house has versatile living space, a guest bedroom downstairs and a large and welcoming eat-in kitchen. There is plenty of scope to develop the barn into further accommodation if required.

The field is level pasture of approx. 2 acres with another barn (with potential subject to appropriate PP).





Accommodation

The front door opens to the dual aspect reception hall where an inglenook fireplace with a wood burning stove is a welcome sight on a winter's day. The accommodation radiates from this central reception hall. On the left is a snug which has another inglenook with a cosy open fireplace. Behind a timber door, a secondary staircase rises to the first floor. The living room beyond this is a very fine, spacious, bright room with high ceilings and another wood burning stove provides a focal point.

To the right of the reception hall is a study which has a dual aspect with attractive views to the front and rear garden. The main stairs rise to the first floor and antique pine, tongue and groove panelling adds rustic charm. A door opens to a spacious and welcoming kitchen. The authenticity of this room is disarming and very appealing. There is a timber bench below a large window and an enormous, fitted dresser provides storage along with bespoke timber units, a double Belfast sink, dark granite worksurfaces and a central island offers further space for prep. A Stoves electric range with a 5-ring electric hob sits within the chimney breast.

The size of this room means there is scope to reconfigure as you wish. An exterior door leads out to the west and at the back a door leads out to the rear hall/utility room which is also a wonderfully sunny spot for a morning coffee. Here there is a sink, worksurface and space for a washing machine, tumble dryer and plenty of space for fridges and freezers. An exterior door leads out to the rear garden.

Beyond the reception hall there is a rear hallway with an exterior door to the garden and there is a shower room, w.c. and a downstairs bedroom.

Upstairs there are 4 further bedrooms and two bathrooms.

Outside

The property is approached up a gravel drive. There is plenty of parking and the barn provides garaging if required and it has a large, timber, sliding garage door. To the front of the house there is a lawned area surrounded by mature shrubs and trees including a majestic ash and a horse chestnut. To the rear there is a sheltered south facing terrace from where steps rise to the lawned, walled garden which is again surrounded by mature shrubs and trees including apples and plums. To the west side of the house a gravel path leads to an enclosed courtyard beside the open sided, 2 storey barn/garage. This is a wonderful, traditional building currently used for storage, but it would be a great party barn, gym or office and it has previously had PP for an annexe. The first floor is currently a games den.

A wooden gate leads to the driveway and beside the barn to the west is an additional shed and access to the field. Within the field there is another, attractive traditional barn.





Tenure and other points

Freehold. Not listed. Oil fired central heating, mains water, electricity and drainage. Council Tax Band F. EPC rating F.

The present owners purchased the property in 2007 and since that date they have carefully retained and restored all period features and improved the accommodation. In 2023 the roof was completely overhauled.

Directions

From Wedmore follow the B3139 to Blackford. Keep going past the school, pub and opposite the church you will see the house. Pull into the gravel driveway.

What3Words: ///spike.shaky.decking

About the area

Wedmore - The Saxon village of Wedmore is a delightful and extremely active centre and in many ways is an archetype of an English village. There are historic buildings including the medieval church next to an old coaching inn, a general store/newsagent, post office, butchers, chemist, various other interesting shops, plus pubs, restaurants and tea rooms. There is a wide range of cultural and sporting clubs and societies. Swimming pools at both Cheddar & Wells; Sailing & Windsurfing Clubs at Cheddar Reservoir; the Badgworth Equestrian Centre; Wedmore 18 Hole Golf Course; Floodlit Astro turf Tennis Courts; Indoor and Outdoor Bowling Green; Football and Cricket clubs.

Nearby cities and towns and communications

The Cathedral City of Wells is approximately 7 miles away and also provides a good range of business, recreational and shopping facilities. 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 approximately 1 1/2 hours. Castle Cary, a mainline station is about 20 miles whilst Bristol International Airport is 15 miles away.

Schools

There are excellent state and independent schools in the area including Wedmore First School, Hugh Sexseys Middle School, Kings of Wessex Upper School, Wells Cathedral School, Sidcot, Millfield and the Taunton schools.

A great location for those looking for an equestrian property, with an excellent choice of venues near by - Badgworth Arena 3.5 miles, King Sedgemoor EC and Stretcholt EC around 10 miles, Mendip Plains EC about 16 miles and Pontispool EC about 29 miles.

The local area has a network of lanes, droves and some bridleways with further off-road riding on the Mendip Hills and Rowberrow Warren as well as the beach at Brea.

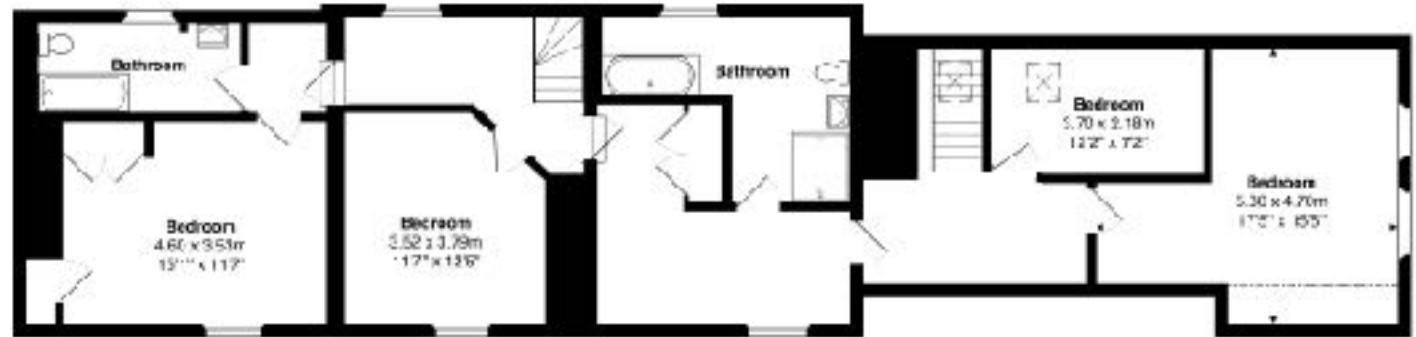
The local Pony Club is the Weston Harriers and Polden Hills (area 15) and there are also very active and welcoming Riding Clubs.



**Brook Farm,
Blackford, Wedmore**



Approximate gross internal floor area of main building
276.5m² / 2,977 ft²



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

