



Old Ford House, Blackford
£475,000



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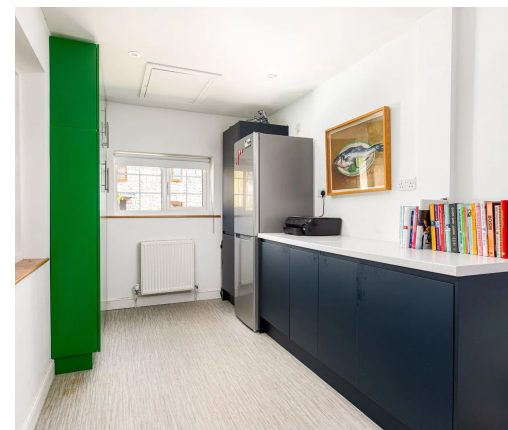
Bedrooms: 4

Bathrooms: 2

Receptions: 2

Combining timeless character with modern upgrades, this beautifully maintained home offers a perfect balance of style, comfort, and practicality. Set behind a gated entrance with ample parking, this property has been thoughtfully improved by the current owner to create a warm and welcoming space that caters to a variety of lifestyles.

The generous and versatile layout includes four well-sized bedrooms, two on each floor, alongside a family bathroom and a stylish en-suite. One of the ground-floor bedrooms benefits from its own private entrance, making it an ideal option for a home office, creative studio, or guest accommodation. At the heart of the home is a bright, dual-aspect kitchen/breakfast room, complete with integrated appliances and flooded with natural light, while a cosy, well-proportioned sitting room offers a great space to relax. A separate utility room adds further convenience and includes access to a full-length loft, perfect for additional storage. The property also features double glazing throughout and efficient oil-fired central heating.



To the rear, the low-maintenance courtyard garden enjoys a sunny, west-facing aspect and is beautifully designed with raised beds, climbing plants, and space for potted arrangements, creating an ideal setting for outdoor dining. A larger-than-average single garage provides extra storage and shelving, while a recently replaced oil tank, external storage cupboard, and gated access to both the road and a nearby brook enhance the overall functionality and charm of this delightful home.



We have noticed...

There is a clear appreciation for homes that offer both character and flexibility, and this property stands out for its thoughtful layout, modern upgrades, and the ability to adapt to a range of lifestyles.

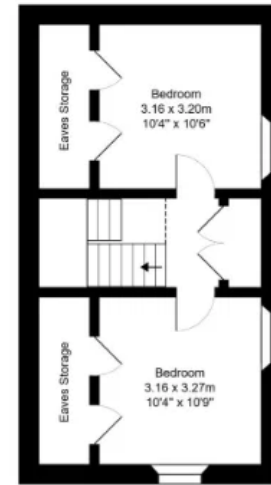




Ground Floor
Area: 102.3 m² ... 1101 ft²

Total Area: 139.6 m² ... 1503 ft² (excluding garage)

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.
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First Floor
Area: 37.3 m² ... 401 ft²

Situation: Blackford is a popular village with a very active community, church, village hall and village pub with easy access to local schools and in easy commuting distance with good motorway connections within a short drive. Nearby Wedmore offers an array of local shops, cafes, pubs and restaurants and sporting facilities including the Golf Club. The cathedral city of Wells is less than 10 miles away and Taunton, Weston-super-Mare & Bristol are easily accessible. Wedmore first school and Hugh Sexeys Middle School are both highly regarded and Blackford sits within the catchment area of Kings of Wessex Academy at Cheddar. The village is also well positioned for access to Wells Cathedral School, Sidcot & Millfield.

Directions: From the centre of Wedmore, head southwest on The Borough and turn left onto Cheddar Road (B3139). Continue for just over a mile before turning right onto Pilcorn Street, signposted for Blackford and Mark. Follow this road through the hamlet of Blackford, staying on the main route for approximately 2.5 miles. As you approach the outskirts of Mark, continue toward the BS28 4NR area. The property is set behind a gated entrance on the left-hand side

What3words:///internet.steeped.cookie

Material Information: The property operates on oil central heating. Council Tax band: E EPC rating: D

