



Connells

Wedmore Vale
Bristol



Property Description

Tucked into one of Bedminster's most connected pockets, this beautifully finished home blends warm character with modern practicality, offering generous living space across two floors plus a superb detached annexe. Thoughtfully updated throughout, the property delivers a turnkey lifestyle with stylish interiors, quality finishes and a layout that works effortlessly for everyday living and entertaining.

The ground floor centres around a welcoming living room with a feature fireplace and bespoke cabinetry, complemented by a bright kitchen/dining room that brings together rustic touches and contemporary design. Exposed beams, wooden worktops and soft-toned cabinetry create a calm, inviting atmosphere, while the dining area opens directly onto the rear garden — a private, leafy retreat with a raised deck and excellent privacy.

Upstairs, three well-proportioned bedrooms offer flexibility for families, guests or home working, with the main bedroom enjoying its own en-suite. The family bathroom is finished in a modern palette with quality fittings and great natural light.

The loft offers scope for extension, and the rear of the property provides exceptional potential for a substantial extension.

The standout feature is the detached annexe — a versatile, insulated space ideal for a home office, studio, gym or guest accommodation. With its own entrance, natural light and two separate rooms, it adds a premium layer of flexibility rarely found in this part of BS3.

Living Room

16' 5" x 11' 2" (5.00m x 3.40m)
A generous full-depth living space with wooden flooring, a feature fireplace and bespoke cabinetry. Double-glazed windows sit at both the front and rear, creating excellent natural light throughout the day. A warm, inviting room ideal for relaxing or entertaining.

Kitchen/Dining Room

16' 5" x 11' 10" (5.00m x 3.61m)
A beautifully finished full-depth kitchen/diner with soft grey cabinetry, wooden worktops, a farmhouse sink and exposed ceiling beam. The dining area comfortably sits six. Double glazed windows to front and rear ensure bright balanced light across the space, and a double glazed door allows direct access to rear garden.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m)
A calm main bedroom with tasteful built-in storage, double glazed window to front, and hardwood flooring.

En-Suite

Modern shower room with contemporary tiling and glass enclosure.

Bedroom Two

12' 8" x 8' 11" (3.86m x 2.72m)
A bright double bedroom with a front-facing double glazed window, with a wall-mounted radiator positioned underneath and hardwood flooring.

Bedroom Three

9' 5" x 7' (2.87m x 2.13m)
A neatly arranged third bedroom with a

rear-facing double glazed window. Ideal as a child's room, study or dressing room. The room also features a wall-mounted radiator positioned underneath the window, and hardwood flooring.

Family Bathroom

Finished in a modern palette with rainfall shower over the bath, vanity unit and a rear-facing double glazed window. The bathroom also comprises low level WC, mounted wash hand basin with unit under, tiled walls and a wall-mounted radiator.

Garden

A private, well-screened outdoor space with a raised deck perfect for seating and outdoor dining, leading down to a paved lower area. Mature trees and fencing provide excellent privacy, creating a peaceful retreat ideal for summer evenings and outdoor entertaining.

Annexe

Store

11' 2" x 9' 2" (3.40m x 2.79m)

A versatile room with a door to the side. Ideal for storage, workshop, or conversion into additional workspace.

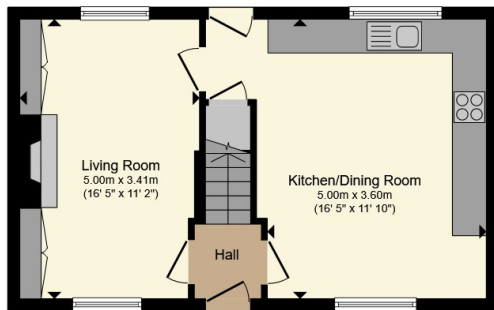
Office

11' 4" x 9' 2" (3.45m x 2.79m)

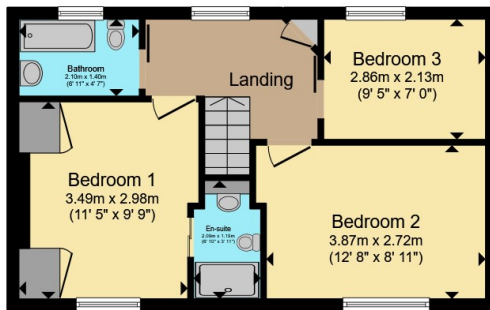
A bright, modern workspace with a side facing window and a double glazed door. Perfect for a dedicated home office, studio or creative space.

Driveway

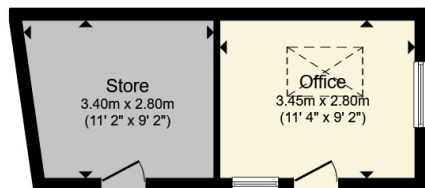




Ground Floor



First Floor



Annexe

Total floor area 100.4 m² (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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