TELEPHONE 01225 904999



Grove Cottage, Blackford, Wedmore

Peter Greatorex



A quintessential, spacious period cottage in the Somerset village of Blackford

PRICE GUIDE
£650,000





Overview

Grove Cottage is a charming character property offering flexible accommodation in the heart of this highly sought-after village, just a short distance from Wedmore. Full of period charm and original features, the cottage centres around a welcoming open-plan kitchen and living space, creating a sociable and comfortable hub for everyday living. Outside, the beautifully landscaped gardens are a particular highlight, with a variety of secluded seating areas providing peaceful spots to relax and entertain. Further benefits include a large garage, off-road parking for 2 vehicles, and a peaceful village position. With its attractive frontage and excellent kerb appeal, combined with a realistic and competitive asking price, Grove Cottage is expected to attract strong interest from a wide range of buyers seeking character, convenience and a wonderful village lifestyle. Priced for a quick sale.









Approached through a charming front porch, the welcoming entrance hall introduces the wealth of original features found throughout the home. Exposed beams, an inglenook fireplace, an interior feature well and an abundance of natural character create an atmosphere that is both inviting and effortlessly stylish.

The kitchen forms the true heart of the home, beautifully appointed and fitted with handcrafted painted wooden cabinetry, a range cooker and a comprehensive range of integrated appliances. Designed for both family life and entertaining.

The sitting room is rich in character and charm, centred around a magnificent inglenook fireplace housing a wood-burning stove. Whether enjoying quiet evenings by the fire or welcoming guests, this elegant room offers an intimate and relaxing retreat.

A particularly appealing feature of the property is the sympathetic extension. Here, a striking vaulted study creates an inspiring home office, while a practical utility room and stylish shower room enhance everyday convenience. Completing this part of the cottage is a small versatile room, formerly the garage and now arranged as a home gym.

To the rear of the property, a delightful conservatory with exposed stone walls provides an elegant extension of the living space and is perfectly positioned for both relaxed family dining and entertaining throughout the seasons. Bathed in natural light, it enjoys uninterrupted views of the adjoining orchard/ fields behind the cottage, creating a wonderful sense of peace and connection with the surrounding countryside.

The first floor offers generous and well-balanced accommodation, comprising three spacious double bedrooms and a single bedroom, each enjoying its own individual character and outlook. The principal bedroom is dual aspect and filled with natural light.

A spiral staircase rises to the second floor, where two substantial loft rooms provide exceptional flexibility. Currently arranged as a bedroom/ study, and a separate storage room, these versatile spaces could readily serve as additional bedrooms, making them ideal for visiting guests, independent teenagers, creative studios or home working. Their generous proportions offer exciting possibilities to suit a variety of lifestyles.







Completing the accommodation is a beautifully appointed family bathroom, thoughtfully designed with a freestanding bath, wash basin and WC, providing a luxurious space in which to unwind. A separate cloakroom with WC adds further convenience for family living and guests alike.

A Little History ...

Grove Cottage was originally part of Grove Farm Cottages and dates back to its agricultural roots, with sections once used as animal barns, sheds and a wash house complete with its own well. Over the years, successive owners have sympathetically transformed the property into the charming family home it is today, while preserving many original features, including the beautiful parquet flooring and evidence of its historic layout. The attic was converted in the early 1990s to create additional living space, while the former wash house became the present study, where the original well remains a unique feature. Since 2011, the current owners have lovingly restored and enhanced the cottage, creating the stunning gardens, a secret garden and lily pond.

The gardens are a particular delight and have been lovingly created to provide colour, interest and enjoyment throughout the seasons. During the summer months they become a spectacular display, with an abundance of flowering plants, mature shrubs and carefully chosen perennials creating a rich tapestry of colour and fragrance. Designed as a series of enchanting outdoor areas, the gardens offer secluded seating areas, thoughtfully positioned to capture the sun at different times of the day. Whether enjoying a leisurely breakfast, afternoon tea or an evening glass of wine, each spot provides its own unique perspective of this idyllic setting. Adding both charm and character is an attractive folly, in what was formerly a pig sty, while a picturesque pond, adorned with water lilies, creates a tranquil focal point that attracts birds and other wildlife. The gardens extend to the front and side of the property, with a lawn to the front framed by well-stocked borders that enhance the cottage's timeless appeal.

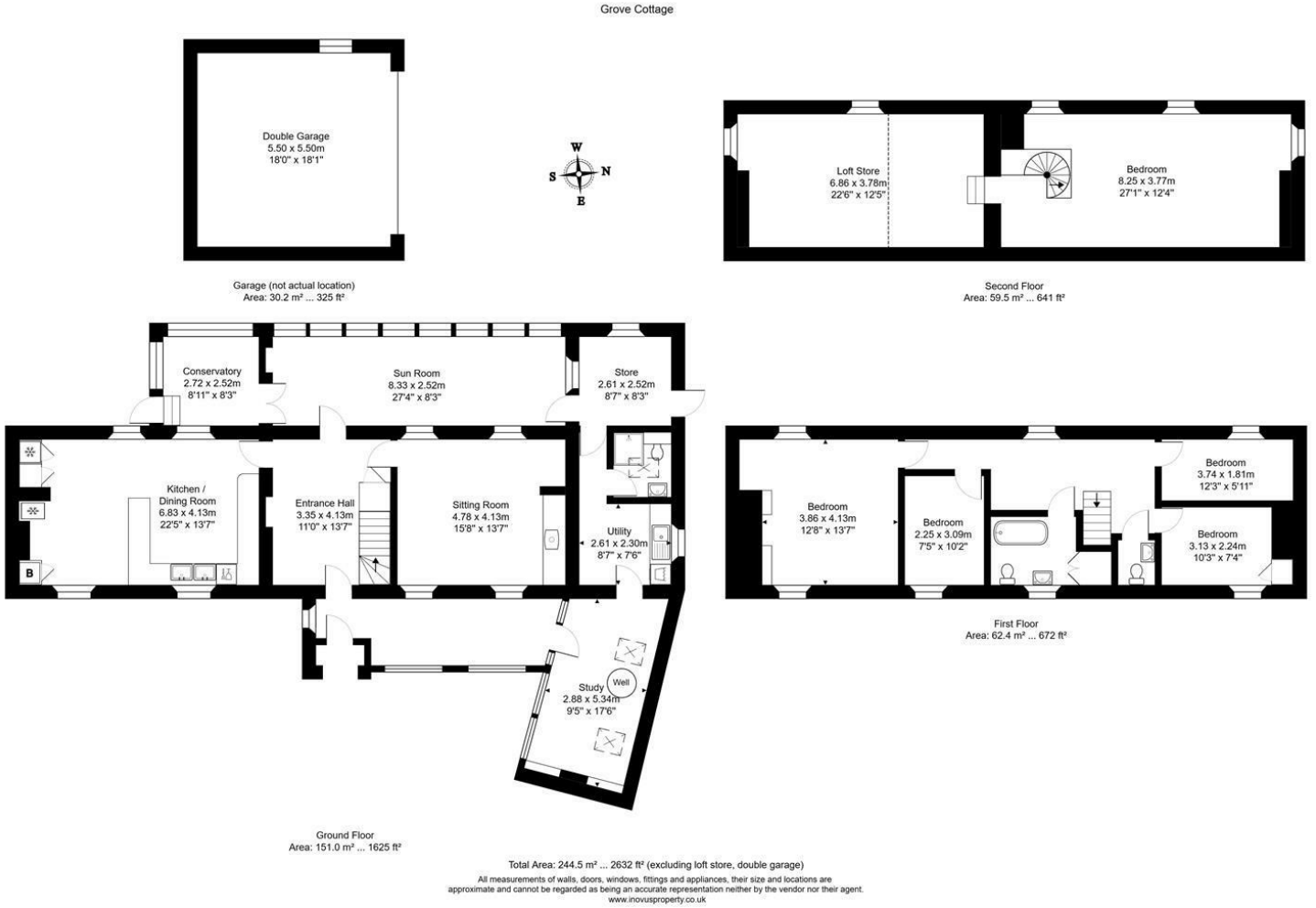
A cobbled driveway provides off-road parking for two vehicles and an integral garage is fitted with an electric door.

KEY FACTS

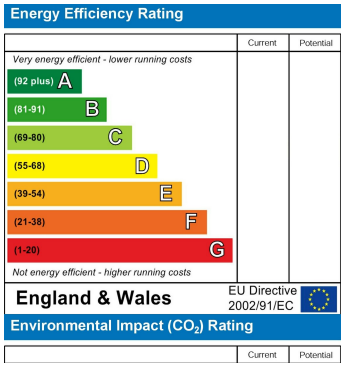
- A quintessential, spacious period cottage in the Somerset village of Blackford.
- Brimming with period character features
- Country kitchen with range cooker and integrated appliances.
- Sitting room with wood burning stove and bright conservatory/dining room.
- Study, utility room, downstairs shower room and versatile gym/hobby room.
- 3 double bedrooms plus 1 single on the first floor and 2 spacious loft rooms.
- Stylish family bathroom and separate WC.
- Delightful landscaped gardens to front and side.
- Double garage with electric door and solar panels.
- Cobbled driveway parking for two cars.







These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy




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Key Facts

- Tenure: Freehold
- Council tax: Sedgemoor, band F
- EPC Rating:
- Heating oil and bottled gas
- Mains drainage
- Solar panels: 16 solar panels on the garage roof, generating an income of £2149.38









Location

Set in the heart of the traditional Somerset village of Blackford, Grove Cottage enjoys a warm and welcoming community, where village traditions, including the annual Harvest Home celebration, continue to thrive.

Blackford offers the perfect blend of rural tranquillity and community spirit, surrounded by the rolling landscapes of the Mendip Hills and glorious open countryside. From the doorstep, a wealth of walking, cycling and riding routes await exploration, while the historic cathedral city of Wells, the vibrant town of Glastonbury and the centres of Bristol and Bath are all within easy reach.

The lively local village pub 'The Sexey's Arms' is in walking distance and the larger village of Wedmore with pubs, cafes, a butcher, greengrocer and general store as well as some wonderful independent shops, is just over a mile away.

This is a home that perfectly captures the romance of the English countryside, offering charm, character and a wonderfully adaptable lifestyle in an outstanding village setting.

For more information please get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999
SALES@PETERGREATOREX.CO.UK

4 QUEEN STREET, BATH, BA1 1HE





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Buyer Verification Checks – Legal Requirement

Please note that, in accordance with UK Anti-Money Laundering (AML) regulations, **all buyers whose offer is accepted must undergo identity (ID), AML, and source of funds verification** before the sale can proceed. These checks are a **legal requirement** and ensure compliance with current legislation. The cost for this service is **£45 plus VAT per person**, payable by the buyer.

We will contact you with full instructions once an offer has been agreed.

Peter Greatorex Unique Homes Ltd | Company Number: 16349029 | VAT Number: 507 7519 78 | Ombudsman Number: T13664
Registered Office: The Orchard, High Street, Blagdon, Bristol, North Somerset, BS40 7TQ