



**Washbrook, Wedmore**  
**£630,000**

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

This charming period cottage has been sympathetically updated but still retains many of its original features – including a stunning Blue Lias stone inglenook fireplace with an original bread oven, bedrooms with superb countryside views and a wonderful ambience throughout. Whilst benefiting from charm and character the accommodation is both light and airy with modern fittings throughout.

The front door opens into a hallway that leads to a welcoming sitting room, the heart of the home, featuring a large wood-burning stove set within the impressive inglenook. French doors open into a sunny conservatory – the perfect spot to relax and enjoy views of the garden.

A second reception room, currently used as a home office, provides a versatile space ideal as a snug, playroom or perhaps even a fourth bedroom.

The modern kitchen/breakfast room is fitted with sleek white units, Bosch appliances, an induction hob, integrated dishwasher, and an instant hot water tap. A separate utility room houses the boiler and provides further storage, with space for laundry appliances.

The dining room, with views over the front garden, comfortably accommodates a large dining table, making it ideal for entertaining. A contemporary family bathroom with bath and shower completes the ground floor accommodation.

**First Floor:** Upstairs, the generous principal bedroom includes a dressing area with built-in wardrobes and an impressive ensuite with walk-in shower





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