



HERON HOUSE, WEDMORE

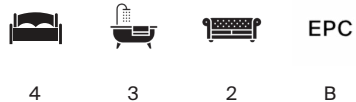
BS28



HERON HOUSE

HERON HOUSE, BLAKEWAY, WEDMORE, SOMERSET, BS28 4UB

An exceptional architect designed contemporary house with open
country views over adjoining farmland.



Local Authority: Sedgemoor Council

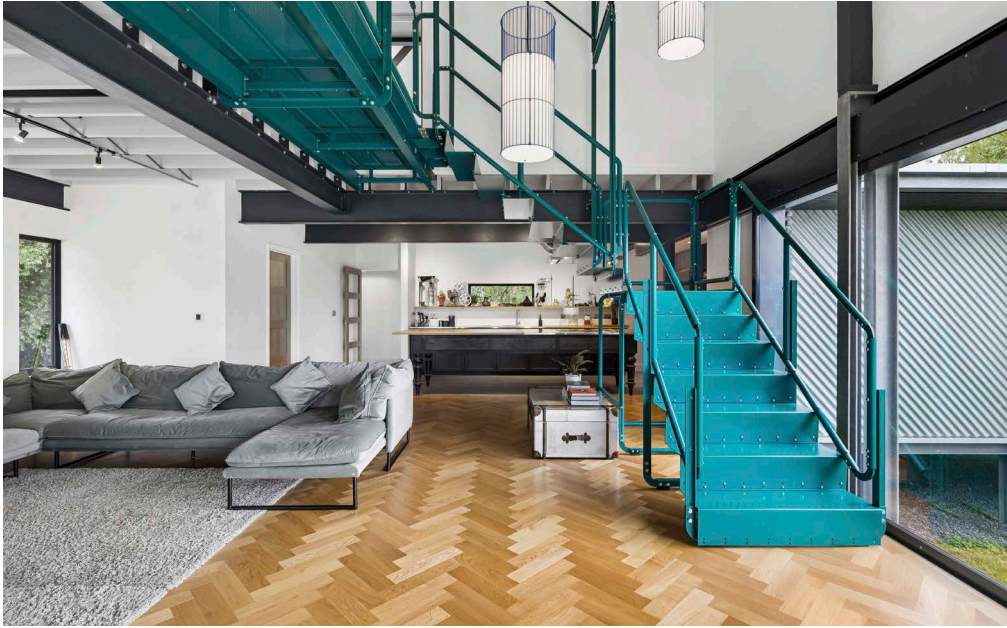
Council Tax band: F

Tenure: Freehold

Front and rear gardens with country views, detached double garage, parking.

Mains water and electricity, private drainage, air source heat pump provides central heating, underfloor heating to ground floor, broadband: Truespeed.

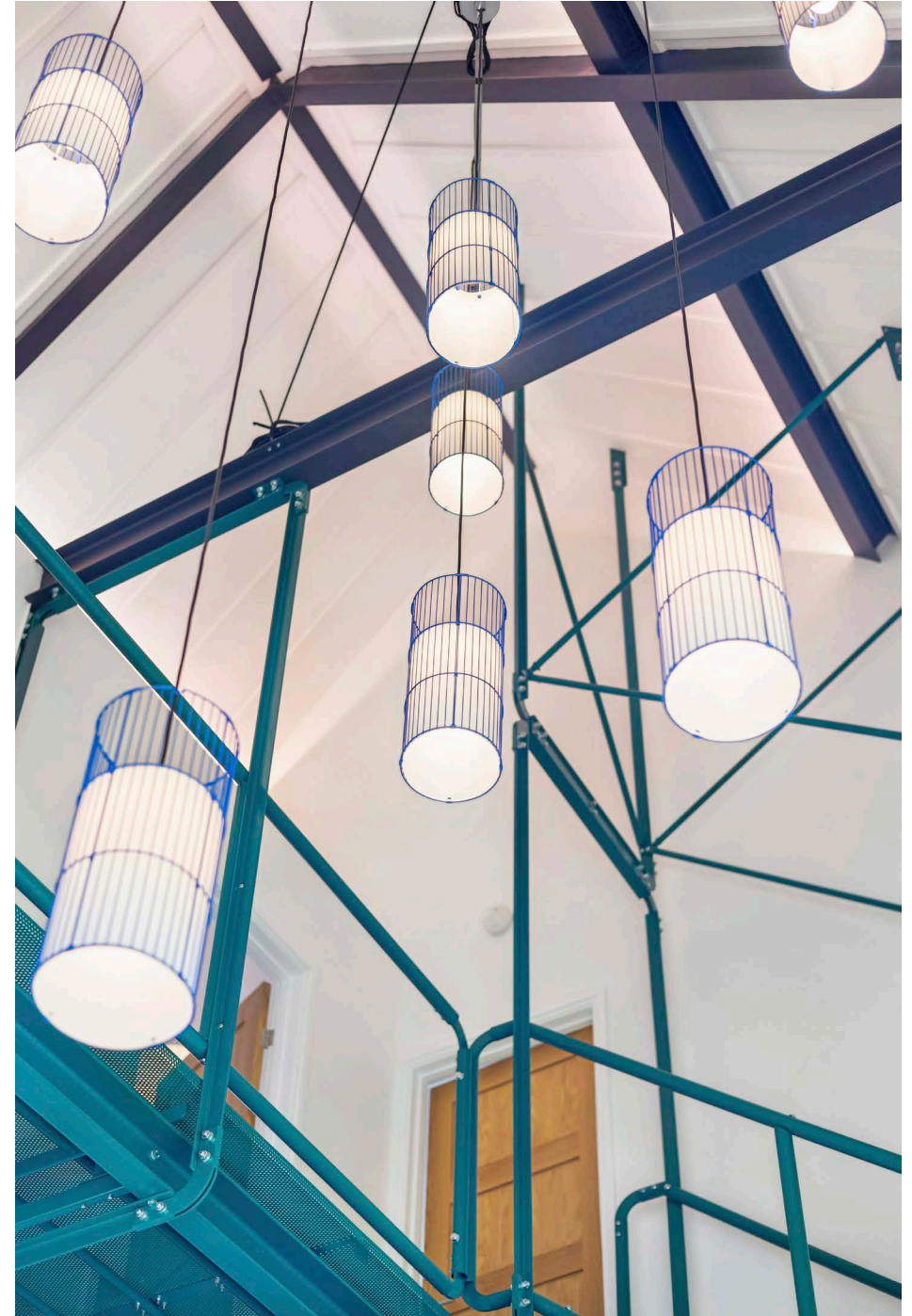
Guide Price: £1,200,000



THE PROPERTY

Heron House is an exceptional contemporary home, designed and built by its architect owner as their private residence. In its planning, emphasis was given to large rooms, light, space, high energy performance, and low maintenance. In its construction, vernacular materials were given a modern twist to create a contemporary house that blends naturally into its surroundings.

Both the interior and exterior are striking and imaginative. Large areas of glazing frame uninterrupted views across the surrounding countryside, filling the house with natural light and immersing the living spaces in the landscape beyond. Throughout the house, there is a high level of detailing rarely found in new-build properties.





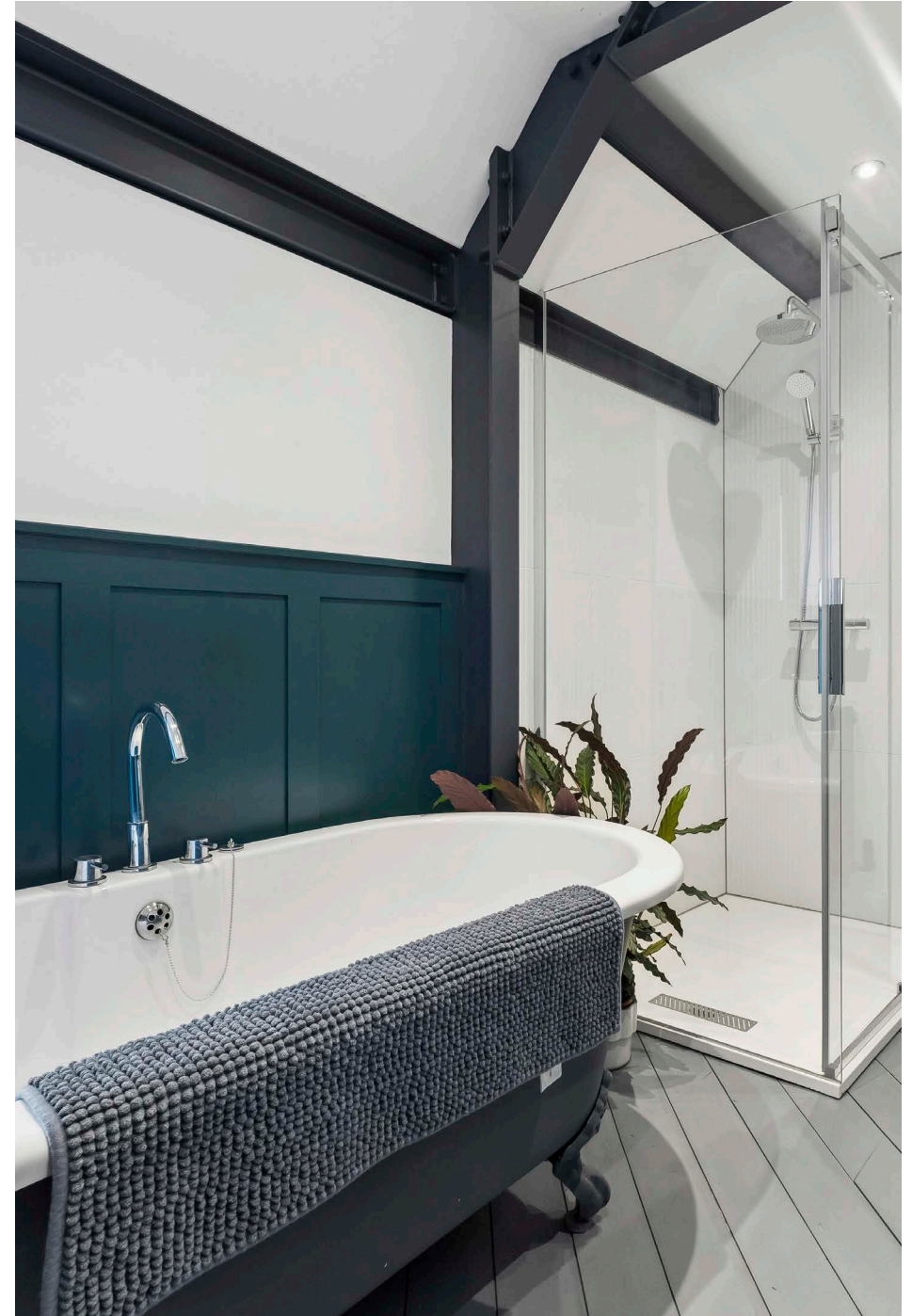




The heart of the home is the impressive 34ft open-plan kitchen, dining, and living room. A vaulted ceiling with exposed steel trusses gives the space a lofty feel. Oak parquet flooring, a wood-burning stove, and full-height sliding doors create a warm, relaxed atmosphere. The doors open onto a covered terrace with a hot tub, perfectly positioned to take in the evening sun.

The bespoke kitchen combines timber cabinetry with stainless steel and oak worktops, alongside integrated Bosch appliances. A custom-built island and breakfast table with an induction hob create a practical workspace while remaining an integral part of the main living area. A separate family room, also with oak parquet flooring and large sliding doors to the garden, offers additional flexible living space.

From the living room, a contemporary steel staircase wraps up to a gantry landing overlooking the main living area. The four bedrooms are arranged off the landing, with the superb principal bedroom suite opening onto a large private balcony overlooking miles of countryside. A beautifully appointed en suite shower room and a family bathroom serve the remaining three bedrooms.







OUTSIDE

Heron House is approached over a large gravel driveway leading to a detached double garage and workshop, complete with power, lighting, a wood-burning stove, and folding doors.

The garden and grounds wrap around the house, principally laid to lawn, with mixed hedgerows and mature trees including willow forming the boundaries. The covered terrace spanning the rear elevation offers the perfect setting to entertain or sit back and watch the local wildlife, from swans and herons to starlings and birds of prey. The setting is peaceful, with access to numerous walks directly from the property, while multiple nature reserves, bird hides, and a local cider farm are only a short ride away.

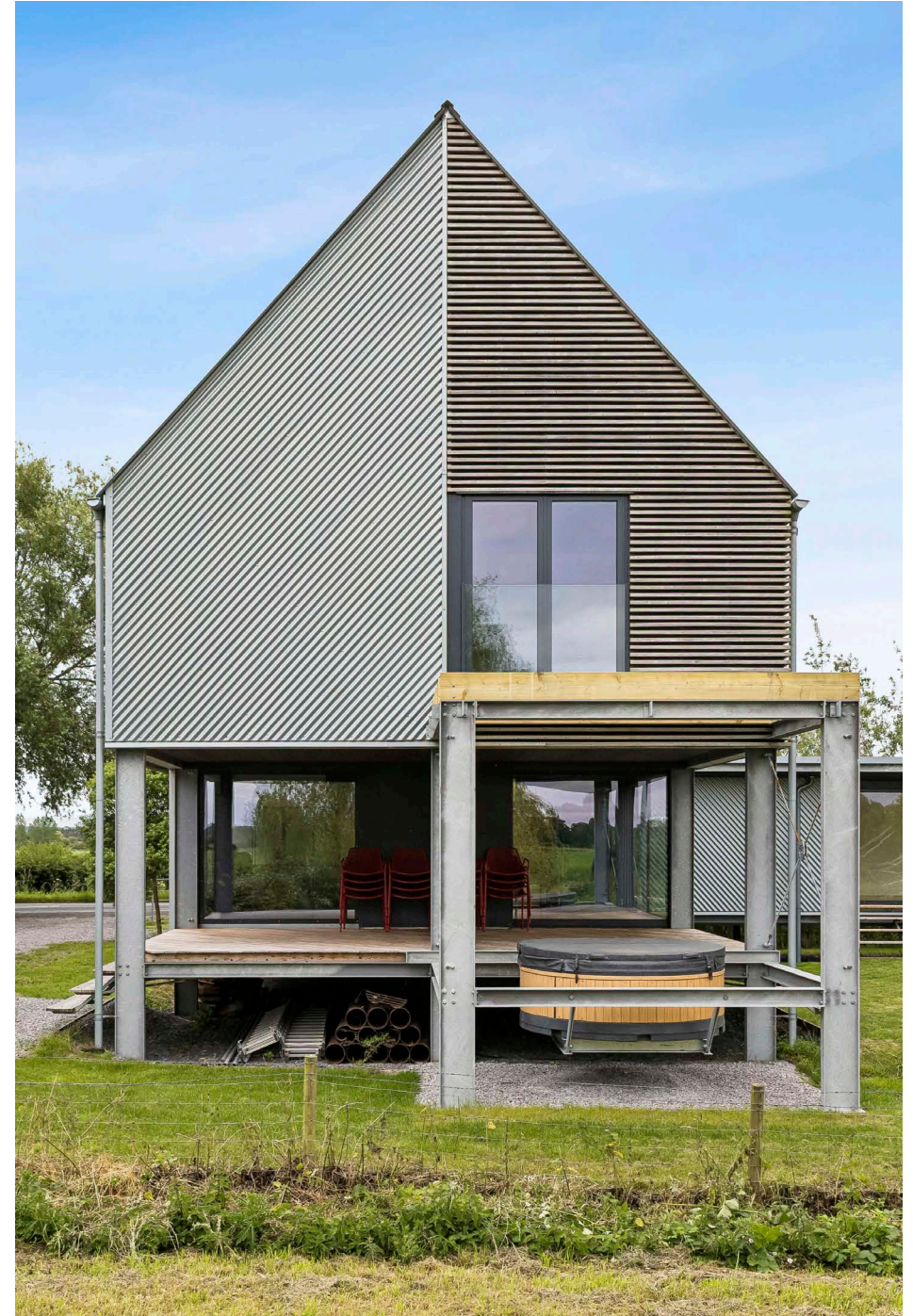




SITUATION

Blakeway is a hamlet about 1.5 miles southwest of Wedmore. The sophisticated and thriving village of Wedmore boasts a strong community alongside a variety of local shops, cafes, pubs, a pharmacy, a medical centre, a church, and sports clubs. It also features The Borough Mall, a charming precinct of independent shops. Excellent local schooling is available at the nearby Hugh Sexey Middle School and Kings of Wessex Academy in Cheddar. Renowned private options include Wells Cathedral School, Millfield School in Street, and a superb selection of schools across Bristol.

Directions: From Wedmore, travel for about 1.5 miles toward Glastonbury. The entrance to Heron House will be found on the right-hand side, directly beside a small layby with a red post box.



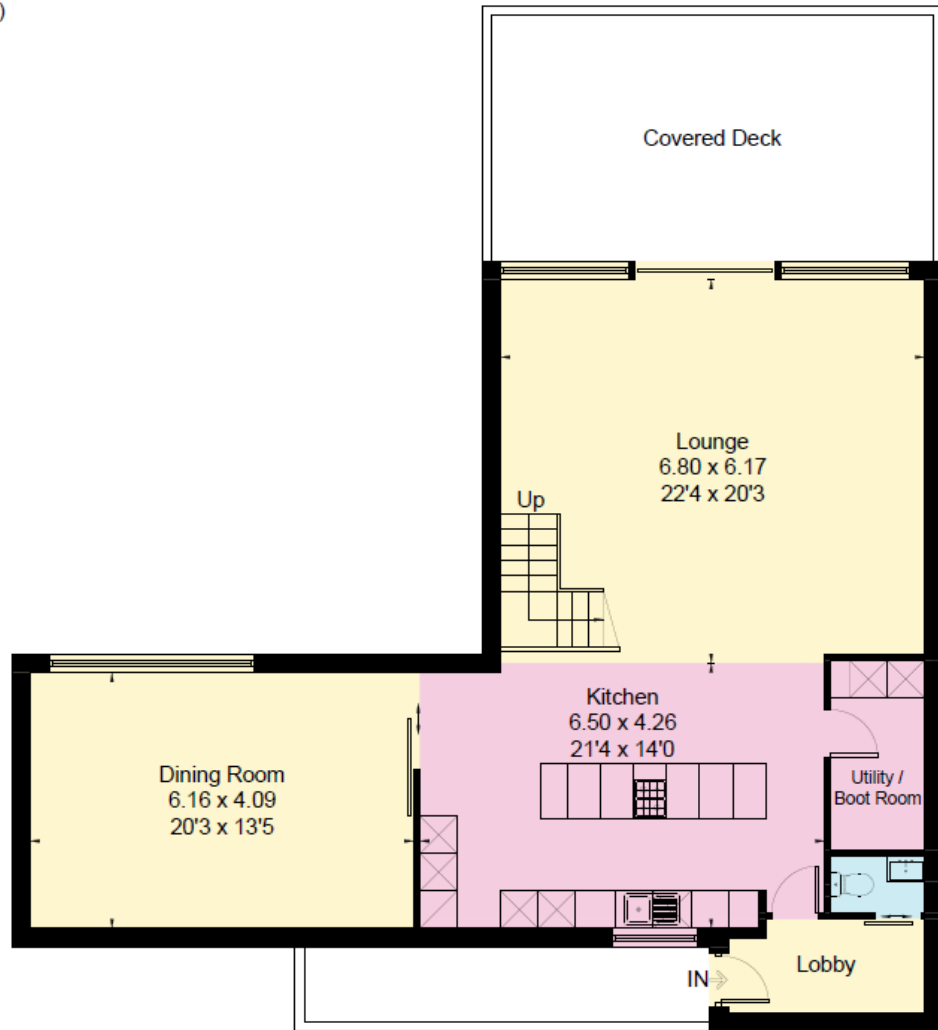




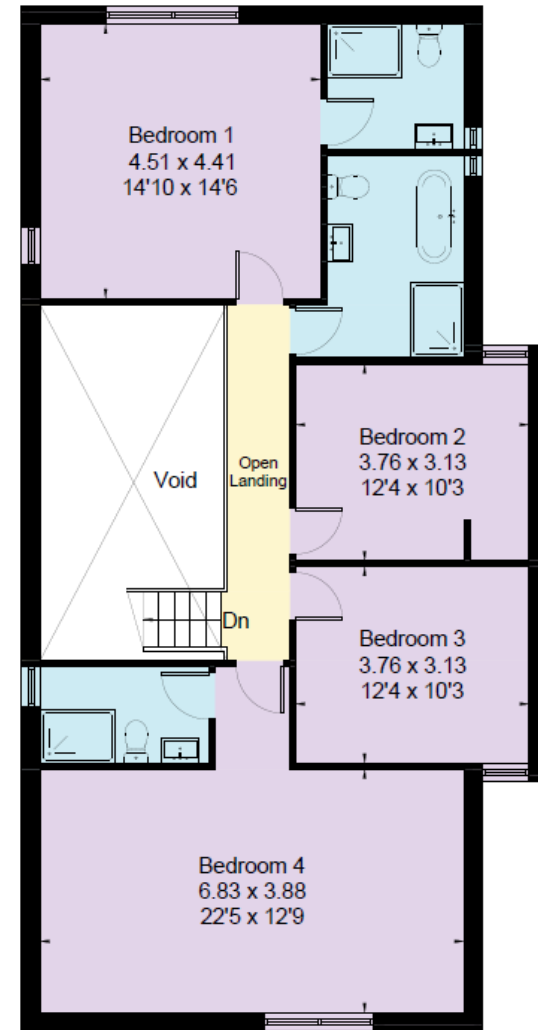
HERON HOUSE

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Gross Internal Area (Approx.) = 202.8 sq m / 2183 sq ft
(Excluding Void)



Ground Floor



First Floor

Approximate Gross Internal Area = 202.8 sq m / 2183 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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