



**Washbrook, Wedmore**  
**£650,000**



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ESTATE AGENTS

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**Bedrooms:** 4

**Bathrooms:** 2

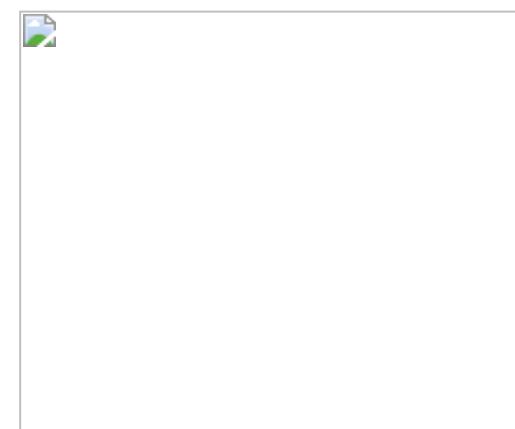
**Receptions:** 2

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, contemporary fittings, and plenty of storage.

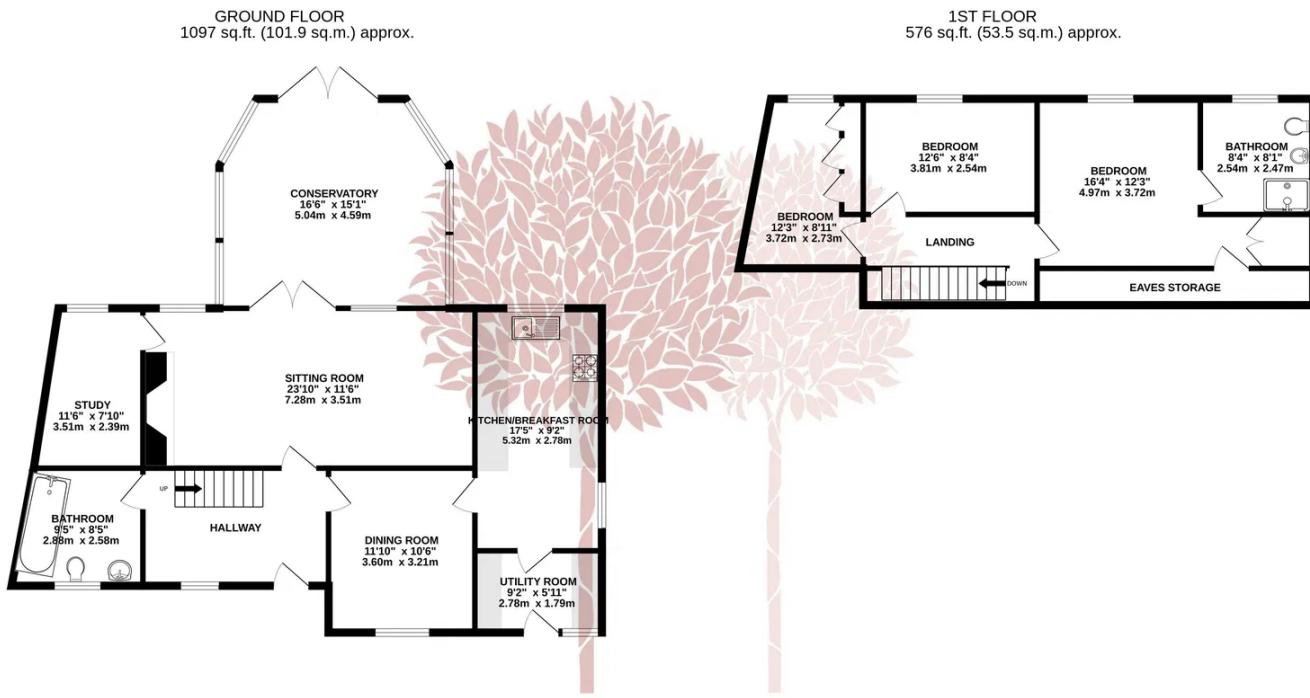
Two further double bedrooms offer wonderful views over the surrounding countryside, providing peaceful and private retreats.

**Outside:** A five-bar gate opens onto a spacious shingle driveway with parking for multiple vehicles. The detached double garage (with power and lighting) and Dutch barn-style carport offer excellent storage or conversion potential, subject to planning.

The front garden is mainly laid to lawn with well-stocked borders and far-reaching views. To the rear, a more private space includes terraced seating areas, lawn, and newly installed quality fencing – ideal for relaxing or entertaining.

With scope to extend (subject to planning), the property offers future potential alongside its ready-to-enjoy charm.





**Situation:** Quickbatch enjoys a quiet yet highly convenient position on the edge of the small hamlet of Washbrook, just 1.5 miles from the vibrant village of Wedmore. Nearby Wedmore offers a great range of amenities including shops, cafés, three pubs, a golf club, and excellent sports facilities. The property is well-placed for commuting, with access to the A38 (for Bristol Airport – approx. 14 miles) and the M5 (Junction 22 – approx. 7 miles). The nearby cities of Wells, Bristol, and Bath are all easily accessible. Education is well-served, with the property falling within the catchment for Hugh Sexey Middle School and The Kings of Wessex Academy. Private schools in the area include Wells Cathedral School and Millfield.



**Directions:** From Wedmore, head up Church Street past the church, then turn right into Lascot Hill. Continue past Wedmore Golf Club to Stoughton Crossroads, then head toward Weare. The property is located on the left-hand side shortly after the crossroads.

What3words: //insulated.food.zoom

**Material Information:** This property operates on oil central heating. Council Tax band: D EPC Rating: E