



Auldcroft, Plud Street, Wedmore, BS28 4BE

£695,000 Freehold

COOPER  
AND  
TANNER



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## Description

Dating back to 1862, Auldcroft was formally a Coach House, having been modernised over time, offers huge scope for further extension to the living accommodation (planning granted). The property is conveniently situated in a private and peaceful location in the village of Wedmore.

An entrance porch leads into the kitchen/dining room. The kitchen has been fitted with cream 'Shaker-Style' floor and wall cabinets housing an integrated microwave, fridge/freezer and a wine cooler. There is space for a range cooker and a dishwasher, in addition a central island that offers further storage and a breakfast bar seating area. There is ample space for a dining table and chairs with a front aspect onto the garden.

Through to the inner hallway, a door leads to the downstairs cloakroom and a useful storage cupboard housing the boiler and with plumbing for a washing machine.

The sitting room is well-proportioned and features a wonderful bay window allowing plenty of light. There is

a stone surround fireplace and a door further leading to a second reception room, currently used as a study with French doors leading out onto the garden.

On the first floor, the master suite has a dressing area, leading to the bedroom featuring built-in wardrobes. The en suite bathroom comprises a bath and low-level W C. There are two further double bedrooms and a family bathroom.

## Outside

The property is entered via a gravelled driveway offering ample parking and an open-sided car port. The large walled garden is south-facing, very private, mainly laid to lawn and in abundance of trees, shrubs, and herbaceous borders.

There is a detached summer house and workshop/storage outbuilding.

## Agents note

Planning permission has been granted (planning ref 50/20/00034) for a two-storey extension to the West elevation, to offer additional living accommodation. All plans and drawings are available online.









## Location

The historic village of Wedmore has a wealth of local amenities, including a village shop, butchers, fish mongers and three pubs. There is a doctor's surgery, dentist and chemist. Transport links to the A38 with direct links to Bristol International Airport (c 14 miles) and the M5 junction 22 (c 7 miles).

The Cathedral City of Wells is c 12 miles distant whilst the larger centres of Bristol and Bath are c 23 and 30 miles respectively. The property also falls within the popular Hugh Sexeys/Kings of Wessex Academy catchment area. The private schools including Sidcot, Millfield and Wells Cathedral are all served by private buses.

Just 12 miles west, is the Cathedral city of Wells is renowned for its wonderful architecture and excellent schools both state and private. There are a wide range of local facilities.

## Directions

From the Wedmore office proceed along Church Street into Pilcorn Street. Take the second on the left into West End. Turn right onto Plud Street and the property will be found shortly after on the right-hand side down a private driveway as marked by our 'For Sale' board.



## Local Information Wedmore

**Local Council:** Sedgemoor District Council

**Council Tax Band:** F

**Heating:** Gas-fired central heating

**Services:** All Mains Services

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Highbridge Train Station



### Nearest Schools

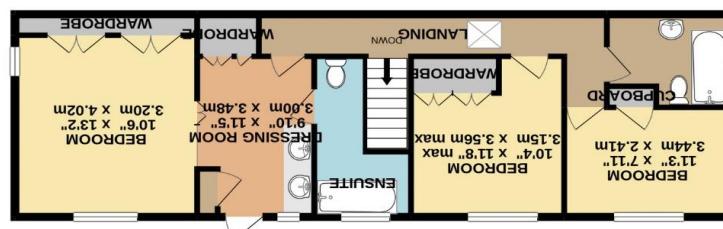
- Wedmore First School
- Hugh Sexeys Middle School
- Kings of Wessex Academy

# COOPER AND TANNER

All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any measurements or statements on them as to the correctness of each of them. These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

**TOTAL FLOOR AREA:** 2216 sq.ft. (205.8 sq.m.) approx.

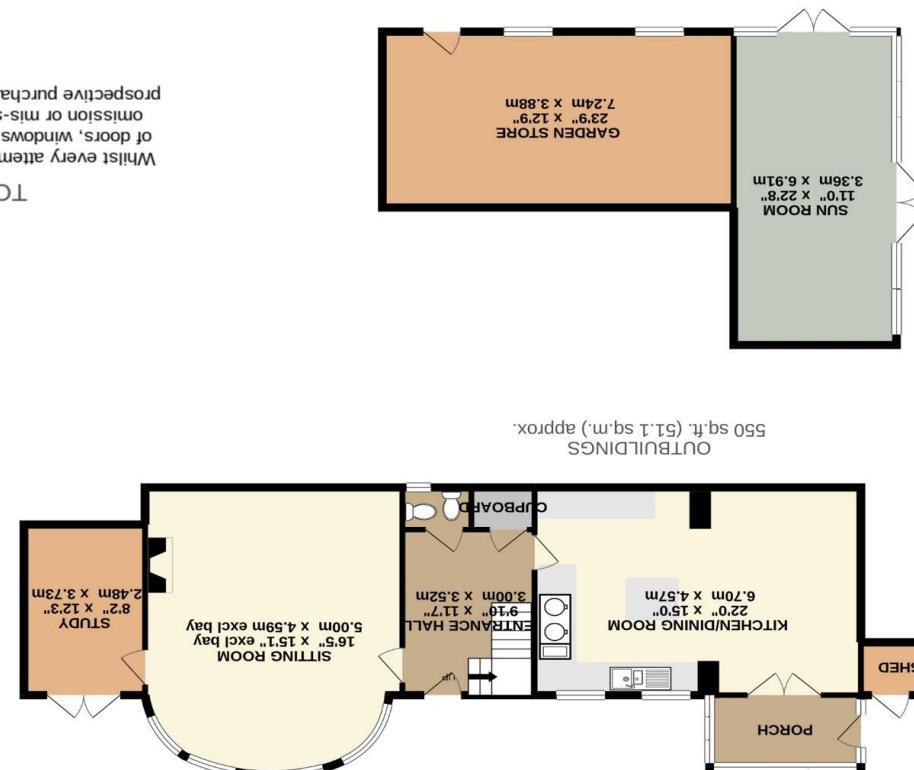
**1ST FLOOR**  
706 sq.ft. (65.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

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**GROUND FLOOR**  
959 sq.ft. (89.1 sq.m.) approx.