



COKERHURST BARN

Wembdon - Bridgwater - Somerset



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Wembdon Hill - Wembdon - Bridgwater - Somerset - TA6 7QA

Bridgwater 3.6miles; Taunton 14.4 miles; Street 16 miles; Bristol 40.8 miles



A stunning barn conversion with beautiful gardens, outbuildings and swimming pool.

Sought after location, all in approx. 1.67 acres.

DESCRIPTION

Cokerhurst is a beautiful barn which dates back to the mid 1800's and has been lovingly and sympathetically converted by the current owners in 2006. This stunning property is immaculately presented both internally and externally and offers all the modern conveniences you would expect, along with a wealth of charm and character. Situated in a desirable location within the heart of Wembdon village and now available for sale with no onward chain.

The property is constructed of Wembdon stone with a Pantile roof. Oak joinery throughout with an Ash staircase. Benefitting from underfloor heating and solar panels for the hot water. With oak and tiled flooring, 3 wood burners, oak double glazed windows and bi-fold doors. An upgraded Worcester boiler was installed in 2022. Bathroom & shower rooms are fitted with Villeroy and Boch or Laufen sanitary ware, along with Porcelanosa tiling. Original beams have been retained and attractive window seats have been added.

The spacious and flexible accommodation is arranged over two floors and briefly comprises; entrance door opens into an entrance hall which further opens into the lovely sitting/dining room with feature fireplace and wood burner. With double doors out to the rear courtyard garden, stairs rising to the first floor, ground floor WC, double doors into the living room and door opening to a storage room which is currently set up as a bar. The living room is a well-proportioned room, again with double doors opening out to the rear courtyard and an attractive brick fireplace with wood burner. From the living

room, the useful study/home office can be found which has a beautiful window overlooking the front garden. The ground floor is further complemented with a fantastic kitchen/breakfast room which has a comprehensive range of wall, base and drawer units, along with an island, built-in dishwasher, gas Aga and an American style fridge/freezer. The kitchen/breakfast room leads into a front porch and on into a useful utility/boot room. Access to the rear garden can be also gained from the kitchen/breakfast room along with double doors into the dining/garden room extension. This room is a particular feature of the property with a third wood burner and benefiting from two sets of bi-fold doors and takes advantage of the attractive gardens and views beyond.

On the first floor there are four good size bedrooms; two of which have en-suites and one is a 'Jack and Jill' servicing bedrooms 2 and 3. In addition, three of the bedrooms have built-in storage and bedroom 1 has Juliette doors. A beautiful family bathroom completes the accommodation.

Outside, the gardens are stunning and the plot extends overall to approximately 1.67 acres. There are an extensive range of outbuildings which include; a games room/home office that also has a shower room, a garden store, two workshops, garage and double carport. There is a lovely summerhouse which runs alongside the fantastic heated swimming pool 8m x 3.5m to a depth of 6ft and has the benefit of a remote controlled cover. A useful changing room/shower and WC can be found to the rear of the pool, along with the pool house with air source heat pump.

Directly from the dining/garden room is a covered outside eating/entertainment area with open fireplace, which provides the perfect space for alfresco dining/barbequing. There are several patio areas and an ornamental pond with water feature. The front garden is tiered with individual raised beds, predominantly laid to gravel and bark and interspersed with an array of shrubs and plants. The remainder of the garden extends out to the south of the plot and is laid to lawn with an abundance of beautiful flowers, plants and shrub beds. There is a timber built greenhouse an extensive vegetable plot which further leads into an orchard with a variety of fruit trees.

To the front, a driveway provides parking for several vehicles and electric gates provide privacy and security.

This beautiful home must be viewed to fully appreciate what Cokerhurst Barn has to offer both internally and externally.

SITUATION

Situated on the favoured west side of the town of Bridgwater, in the charming village of Wembdon. Within this area is a Church, Primary School and village hall. The town centre of Bridgwater is approximately a mile and a half distance and provides multiple shopping, leisure and scholastic facilities. There is a bus service into town, a mainline rail link approximately 2 miles distance and access to the M5 motorway at Junctions 23 and 24. For rural pursuits, the Quantock hills are a short drive away and are designated as being an area of outstanding natural beauty.



DIRECTIONS

From Bridgwater town centre turn right at the set of traffic lights onto North Street and continue along Wembdon Road. At the roundabout take the third exit onto Homberg Way and at the traffic lights turn left onto Wembdon Rise. Continue into Wembdon and follow the road round, ascending the hill. The property can be found a short distance along over the brow of the hill on the left hand side, along a private driveway.

WHAT3WORDS

muted.takes.attending

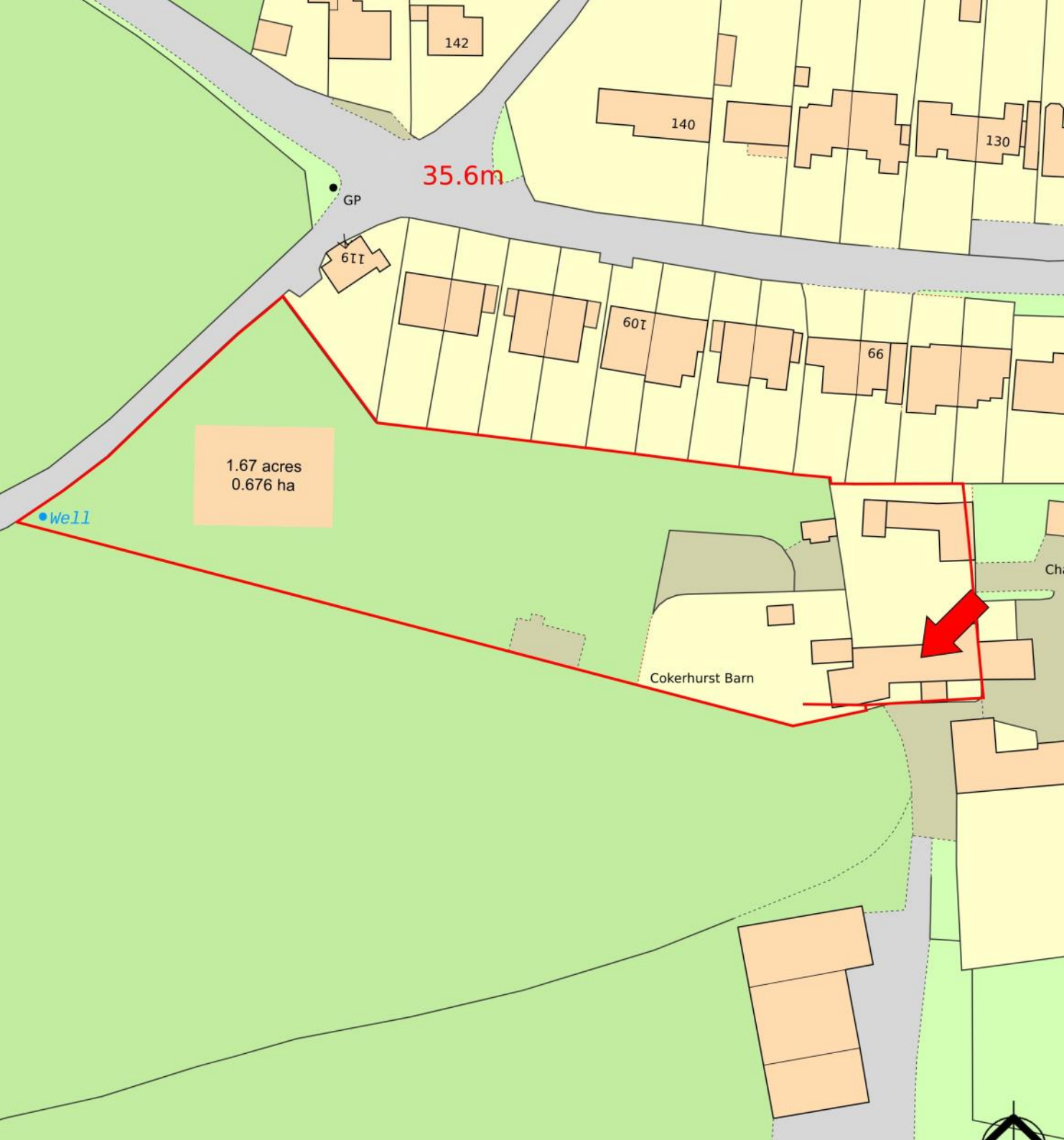
SERVICES

Mains Water, electric, private drainage, Gas fired central heating

LOCAL AUTHORITY

Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR.
Council Tax Band F.





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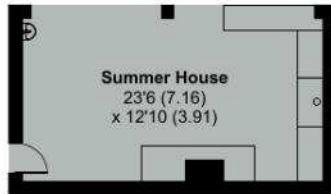
Approximate Area = 3205 sq ft / 297.7 sq m (includes garage & excludes carport)

Outbuildings = 1581 sq ft / 146.8 sq m

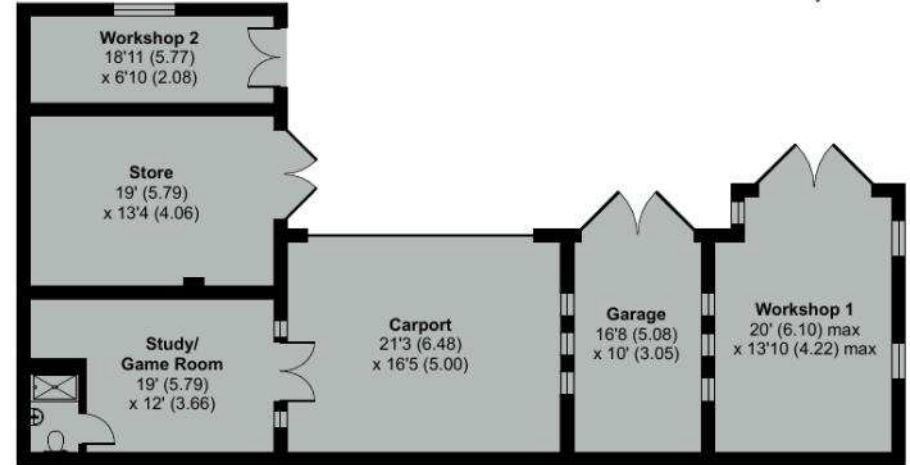
Total = 4786 sq ft / 444.6 sq m

For identification only - Not to scale

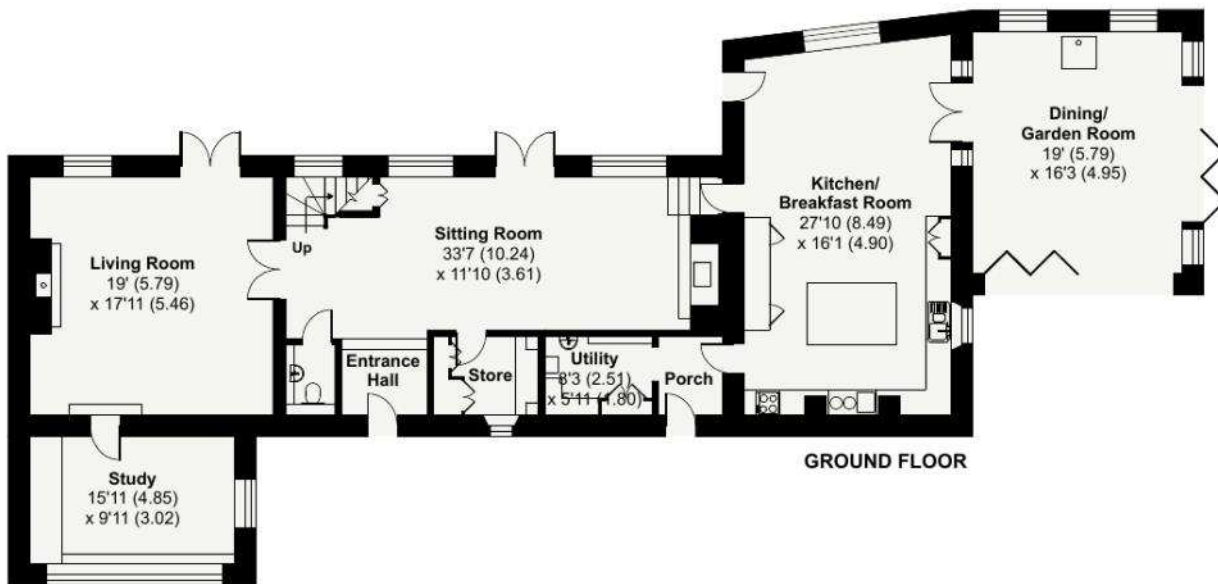
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



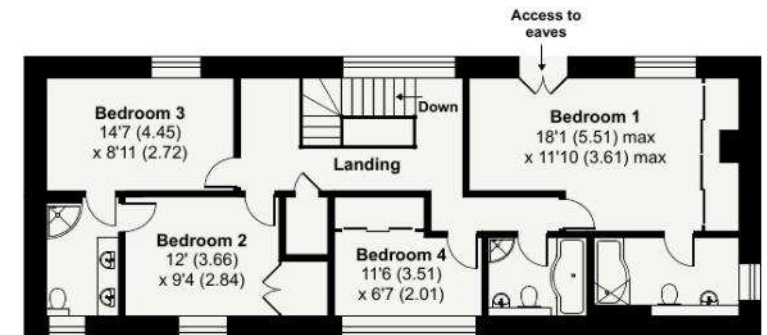
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Greenslade Taylor Hunt. REF: 902328

