

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FERRAS HOUSE, GRANTS LANE, WEDMORE, SOMERSET, BS28 4EA







**FERRAS HOUSE,  
GRANTS LANE, WEDMORE, SOMERSET, BS28 4EA**

A superb 4 bedroom, 4 bathroom Georgian family home, centrally located in arguably the most popular village in Somerset.

The house has an entrance hall, drawing room, sitting room, kitchen/breakfast room, downstairs shower room, enormous studio/garden room, utility room/workshop, 4 bedrooms, 2 ensuites and one family bath.

Outside there is gravel area at the front and glorious gardens at the back with attractive views of the church in the distance. A garden shed provides storage.

**Guide Price £825,000**

**Location**

Wedmore is a historic village which has amongst other things, a wonderful church, 3 pubs, 2 caf  s, a village store, clothing and gift shops, a post office, dentist and doctor's surgery. There is also a village hall which hosts events throughout the year. Other facilities include a tennis and cricket club, football pitches, children's play area, and fun sports bar/club house

Cheddar, Wells, Glastonbury, the M5 and the beach at Burnham on Sea are all within 10 miles.

The house is nestled on the medieval square at the heart of the village.

**Description**

A classic (not listed), double fronted, Georgian townhouse with original features such as high ceilings, flagstone floors, timber shutters, and generous accommodation. Totally renovated from scratch in 2000, but still with scope for further development, this well-located property provides an opportunity to access all that is on offer in this fabulous village.









### Accommodation

A new solid oak front door opens to a wide, central, flagstoned hallway which leads to the back of the house. On the left is a drawing room, which has an attractive open fire as a focal point. On the right is the sitting room which is slightly larger and has a jet master fire as a focal point. Both rooms have sash windows, window seats and shutters.

The kitchen on the right is a large room with plenty of space for a table and chairs, it has fitted units and an integrated, under counter freezer, a freestanding Britannia range cooker with gas hob and two electric ovens with an extractor above. There is space for a washing machine, dishwasher, and tumble dryer, and for a freestanding fridge/freezer. Two windows look into the adjoining studio/garden room.

Opposite the kitchen is the shower room and at the end of the hall, double doors open to the studio, which is a magnificent, bright 29 ft space with five roof lights, two windows and glazed French doors out to the garden.

This fabulous space has engineered oak flooring and daylight lighting for the perfect painting environment. It would be easy to integrate this room with the kitchen if required. To the left a door opens to a workshop/utility room.

Upstairs there are 4 bedrooms, 2 with ensembles and an additional family bathroom. There is also a large airing cupboard on the landing. A ceiling hatch in the front bedroom provides access, via a drop-down ladder, to the fully boarded roof space which provides additional storage and potential.

### Outside

Attractive wrought iron railings, with a matching gate, bound a narrow gravel courtyard at the front. At the rear, steps lead to a paved terrace where there is room for seating. Beside this, a low-level timber shed provides storage for garden equipment. A lawn extends to floral beds which are filled with texture and colour. Meandering gravel and paved pathways revealing additional seating areas, a small pond and magical views over the mediaeval, agricultural square, to the church in this attractive and desirable village. The whole of the garden is walled, providing an enclosed, safe environment for children and dogs.

The exuberance of the planting is a notable feature, creating a haven for wildlife.









### **Tenure and other points**

Freehold. Not listed. Mains, electricity, water, gas, drainage. Pressurized water and heating system (2021) double glazed throughout with accoya hardwood, micro double-glazed sash windows (2000).

Council tax band E. EPC rating D.

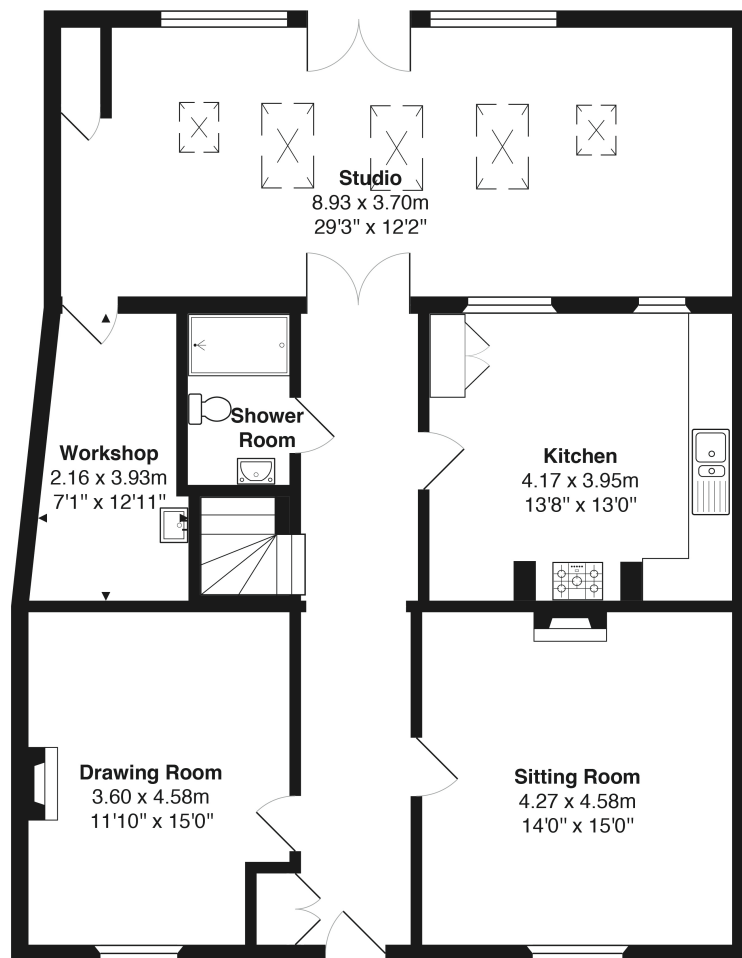
### **About the Area**

*Wedmore has been an important village since Saxon times. This can be seen in the attractive architecture, which combines cottages and grand houses from the Georgian and Victorian periods, with a number of fine historic buildings such as the medieval church and 16th century coaching inn. It is also reflected in an extensive range of clothing, food and other interesting shops including a delicatessen, fishmongers and butchers, as well as a chemist, post office and general store, plus pubs, restaurants and tearooms. There is a wide range of cultural and sporting clubs and societies, e.g. swimming pools at both Cheddar and Wells, sailing and windsurfing clubs at Cheddar Reservoir, the Badgworth Equestrian Centre, Wedmores 18 hole golf course, floodlit AstroTurf tennis courts, indoor and outdoor bowling greens, football and cricket grounds, plus a theatre club and the well-regarded Wedmore Opera.*

*The Cathedral City of Wells is approximately 8 miles away and also provides a good range of business, recreational and shopping facilities. City shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to the M4 (J16). A local train service from Highbridge (9 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington, taking approximately 1.30 hours. Bristol International Airport is 16 miles away. There are excellent state schools in the area including Wedmore First School, Hugh Sexseys Middle School which has an Outstanding Ofsted rating, and the high performing Kings of Wessex Academy. Independent schools include Wells Cathedral School, Sidcot, Millfield and Taunton School.*





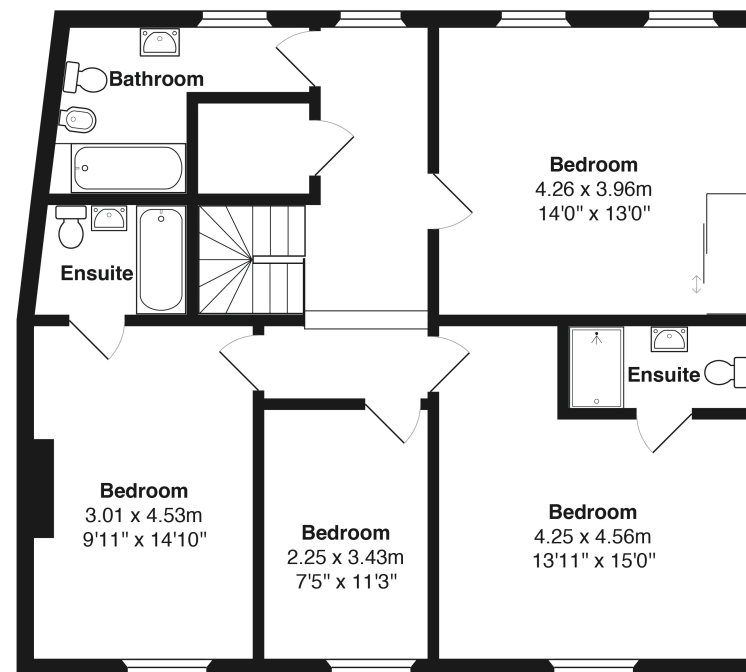


**Ground Floor**  
Area: 119.9 m<sup>2</sup> ... 1290 ft<sup>2</sup>

## Ferras House, Wedmore



Approximate gross internal floor area of main building - 204.5 m<sup>2</sup> / 2,200 ft<sup>2</sup>



**First Floor**  
Area: 84.6 m<sup>2</sup> ... 910 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



