



The Borough Bakery, The Borough, Wedmore BS28 4EB

£1,350,000 Freehold

COOPER
AND
TANNER



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 6  3  3 EPC C Grade II Listed

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Elegant and exquisitely refurbished four-bedroom Grade II listed period home and two-bedroom annexe, retaining many original features complemented by bespoke high-specification finish throughout, in a sought-after central village location with landscaped gardens and parking.

Main House

Once the bustling village bakery, now a sumptuous, tranquil and welcoming home, fully renovated to meet modern tastes and standards. It has been meticulously restored, embracing its period features such as sash windows and shutters, and enhancing the beautiful Blue Lias flagstone flooring which runs through much of the ground floor. It is complemented throughout with gentle colours from the Little Greene palette, fabulous lighting from Pooky, and Designer's Guild soft furnishings. A central hallway divides the morning room from the sitting room. Both are tranquil rooms with views from shuttered windows to the front of the property. The morning room has flagstone flooring and a decorative fireplace whilst the sitting room has warm wooden floorboards and a working feature fireplace.

The bespoke Neptune kitchen is fitted with quartz work surfaces, Miele dishwasher, Liebherr fridge, Quooker tap, Everhot range cooker and practical induction hob. The kitchen and dining room,

although separate rooms, cleverly flow one into the other, creating a sociable space with a practical degree of separation when entertaining. A log burning stove in the dining room provides a cosy focal point.

The four double bedrooms are upstairs, each with their own character and charm, and each one decorated in muted tones with beautiful lighting. The principal bedroom benefits from a luxurious ensuite shower room, whilst the other three bedrooms share a fabulous bathroom with walk-in shower and free-standing bath. The attic is fully boarded with floorboards, providing a substantial space for storage.

The Old Bakery and Laundry

The original bakery building, located next to the main house, has been recently renovated to an impressively high spec. Downstairs offers a spacious open plan living area and kitchen with underfloor heating throughout. The space could equally be used as studio or workspace. A characterful spiral staircase leads to an open, airy landing, with two large bedrooms to either side, both filled with light and beautifully finished. A large separate laundry with ample storage and butler sink serves the property and doubles as a garden kitchen for summer barbeques.









Outside

The shingle driveway leads past the pretty cottage garden at the front of the house to a substantial parking area neatly tucked away at the rear of the property. This private, level plot has been cleverly landscaped to incorporate a large patio terrace beneath shady trees, whilst shingle pathways, bordered by well-stocked flower beds and fruit trees wind around the plot to various seating and lawned areas and provide access to a large wooden outbuilding/workshop.

Location

Wedmore is a thriving historic village with an exciting social and commercial centre featuring a wide range of retail and leisure facilities including boutique shops, general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and public houses. Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities. There is a community run bus service to the larger nearby towns. Local schools are Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is near Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath. The Newt and the galleries and restaurants of Bruton are within easy reach.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas Central Heating

Services: All Mains

Tenure: Freehold



Motorway Links

- M5
- J22



Train Links

- Highbridge
- Weston Super Mare



Nearest Schools

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



The Borough, Wedmore, BS28

Main House = 1938 sq ft / 180 sq m
Old Bakery/Laundry = 833 sq ft / 77.3 sq m
Outbuilding = 292 sq ft / 27.1 sq m
Total = 3063 sq ft / 284.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026.
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