

West Street

Axbridge, BS26 2AD



£529,000 Freehold

Stylishly presented this double fronted, period property is renovated to a high standard with character features throughout. Situated in the Medieval Town of Axbridge; occupying four bedrooms, two reception rooms, bespoke kitchen/diner and cottage rear gardens with potential to create off road parking (subject to permissions).

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 4  3  2 EPC TBC

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DESCRIPTION

Entering the property through the front door you are welcomed into the reception hall with quarry tiled floor, storage cupboard and door to the rear lobby. From the reception hall, doors lead to the main reception rooms at the front of the house. The second sitting room to the right has a feature french style gas fire and a sash window to the front. A hidden staircase (not used currently) leads to the second bedroom. The main sitting room has a stunning feature fireplace with multifuel stove inset and sash window with shutters to the front. From here you go through to the kitchen/dining room which is a great space for the family to gather. It has original features such as flagstone flooring and latched timber door, leading to the staircase to the first floor. A small Victorian fireplace and flagstone steps lead up to the kitchen area. Here you will find the rayburn oven, space for a range cooker and ample storage with tiled and wooden work surfaces, Belfast ceramic sink and space for an upright fridge/freezer. There is a door leading to the rear courtyard area and window overlooking the rear courtyard. A second staircase leads to the third bedroom to the rear of the house. From the rear lobby there is a door to the courtyard, separate utility room and a door back to the main reception hall. The utility room offers ample storage, a stainless-steel sink unit, plumbing for washing machine and space for tumble drier. On the first floor there are four bedrooms, a



refurbished bathroom and separate refurbished shower room. The large main bedroom is light and airy with a front aspect sash window and lots of charm. It has ample built in wardrobes with timber doors and a door with stairs leading up to the attic room. There are three further bedrooms. Another double room at the front, equally as charming, with Victorian fireplace, sash window and storage. The refurbished bathroom at the top of the landing is fitted with a white suite, attractive white tiling and casement window to rear. The other two remaining bedrooms and refurbished shower room are at the rear of the property. The property is warmed with gas central heating.

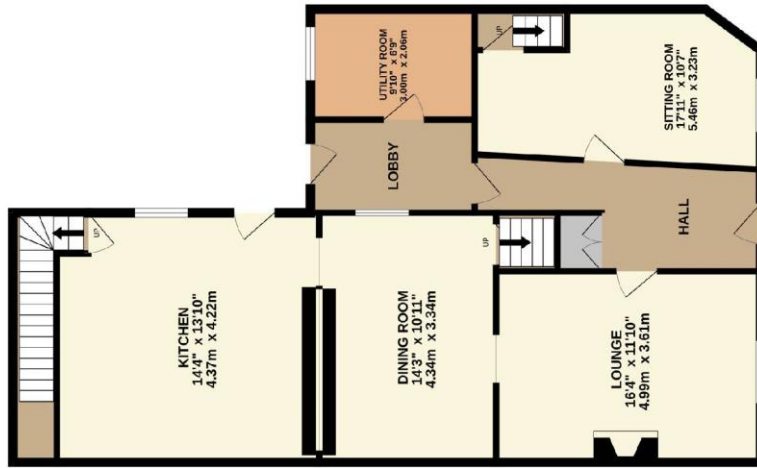
OUTSIDE

There is a courtyard garden to the rear accessed via the rear lobby or kitchen. It has a useful storage outhouse. Steps from here lead up to the main delightful fully enclosed walled garden. This is a great space for entertaining and to enjoy this elevated garden with views to the Cheddar reservoir in the distance. Planted with various mature shrubs and trees the garden comprises a decked sitting area, pergola, paved barbeque area and gravelled areas. There is a gravelled path winding to the top of the garden where there is a timber shed and a further area to enjoy the late afternoon sun. Potential to create off road parking (subject to planning permission) accessed from the slip road off the by-pass which other neighbouring properties have done.

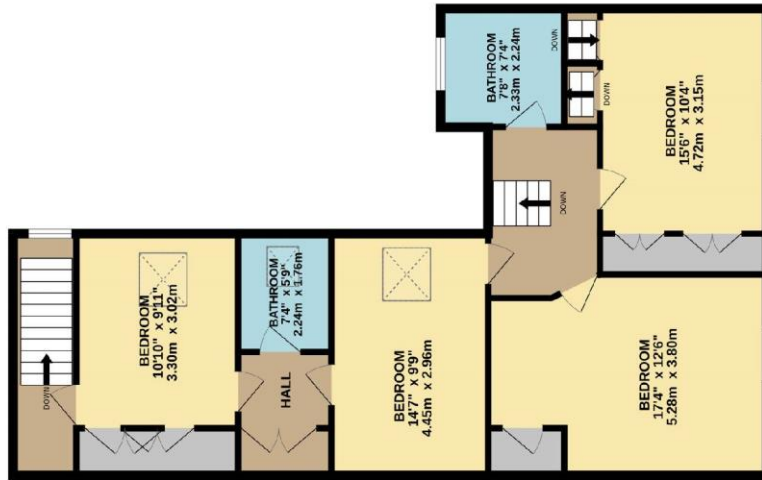




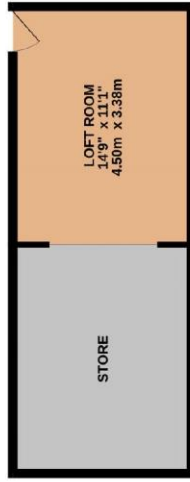
GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 2323 sq.ft. (215.9 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 as to their operability or efficiency can be given.

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AND
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