



Tile House Farm, Biddisham Lane, Axbridge Lane, BS26 2RS £1,100,000 Freehold

COOPER
AND
TANNER



Tile House Farm

Biddisham Lane, BS26 2RS

 4  3  2  Approx 5 acres EPC E

£1,100,000 Freehold

Description

Refurbished to a high standard, this contemporary former farmhouse is located in a rural setting and comprises four double bedrooms, ample living space, outbuilding, stables and is set upon approximately five acres.

Internally, the house has been improved to create a modern, family home. Entering the property, you are welcomed into a spacious porch. The heart of the home is the kitchen/diner/living area. Bi-fold doors open out to the beautiful garden and there is ample space for a large dining room table plus a separate living area. The stylish kitchen is fitted with an array of wall and base units, quartz work surfaces, double oven, integrated double fridge, induction hob, central island and has underfloor heating. This room is an ideal space for hosting, entertaining and relaxing. The living room is a large room, with two windows looking towards the garden and a feature inglenook fireplace with open fire. There is a further reception room where the

stairs for the first floor are located. This room would be an ideal games room or study. The ground floor also benefits from a handy W/C and there is a separate utility room where the oil boiler and water tank is situated.

The first floor comprises four double bedrooms. The master bedroom has beautiful views of the open countryside, including Crook Peak. French doors lead out to the balcony where these views can be enjoyed. There is also a good-sized walk-in wardrobe and en-suite facilities with underfloor heating. The en-suite is fitted with a large walk in shower, vanity basin and low-level W/C. The other three double bedrooms share the family bathroom. This room also has underfloor heating and it is fitted with a corner shower cubicle, separate panelled bath, pedestal basin and a low-level W/C. The main rooms of the house face south, meaning the property is light and airy.









Outside

Approaching the property from a quite country lane, there is a large drive way providing plenty of parking for a variety of vehicles. The private and enclosed rear garden is large and mostly laid to lawn. There is a patio area approached from the bi-fold doors in the kitchen/diner. This is a perfect space to relax and enjoy the sun. The mature garden is planted with an array of flowers, shrubs, bushes and trees, ideal for green fingered enthusiasts. At the end of the garden there is a solid timber bridge that leads to a copse planted with various specimen trees. The drive leads round to a yard with outbuildings. There is a large stable block and a large barn/garage. Adjoining the barn there is a greenhouse and outdoor W/C. There is further area laid to lawn that has a large apple tree. From the yard, a gate leads to level plot of approximately 4 acres of land. The outside space of the property is ideal for equestrian use or for a small holding.

Location

The village of Biddisham is situated between the beautiful Mendip Hills and the seaside at Berrow and Burnham-on-Sea. In neighbouring Rooksbridge there is a local Post Office & Stores, and a village Pub. It is conveniently situated on the A38 with easy access to the M5 motorway at junction 22 approximately 3 miles away. Rooksbridge is in the school catchment area for Hugh Sexey Middle School and Kings of Wessex Academy, and buses for the schools pick up locally.

Directions

Travelling south along the A38 from Bristol, continue past the airport, through Churchill, past Winscombe and down Shute Shelve, through Lower Weare and into Biddisham. At the left-hand bend in the village, turn right into Biddisham Lane. If you reach the Half Moon Pub on the left, you have gone too far. Once you have turned into the lane, Tile House Farm will be found about a mile down the lane, on the right, just before a right-hand bend.



Local Information Biddisham

Local Council: Sedgemoor District Council

Council Tax Band: E

Heating: Oil heating

Services: Mains electricity, mains water, water treatment plant

Tenure: Freehold



Motorway Links

- Junction 22
- Junction 21



Train Links

- Highbridge
- Worle



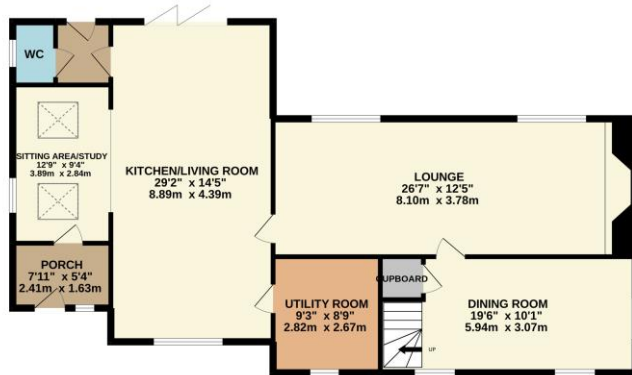
Nearest Schools

- Weare Academy
- Hugh Sexey's Middle School
- Kings of Wessex

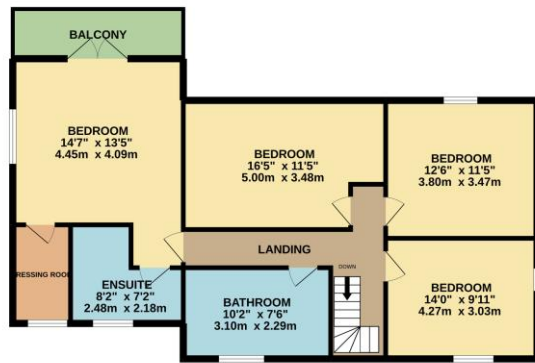


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GROUND FLOOR
 1144 sq.ft. (106.3 sq.m.) approx.

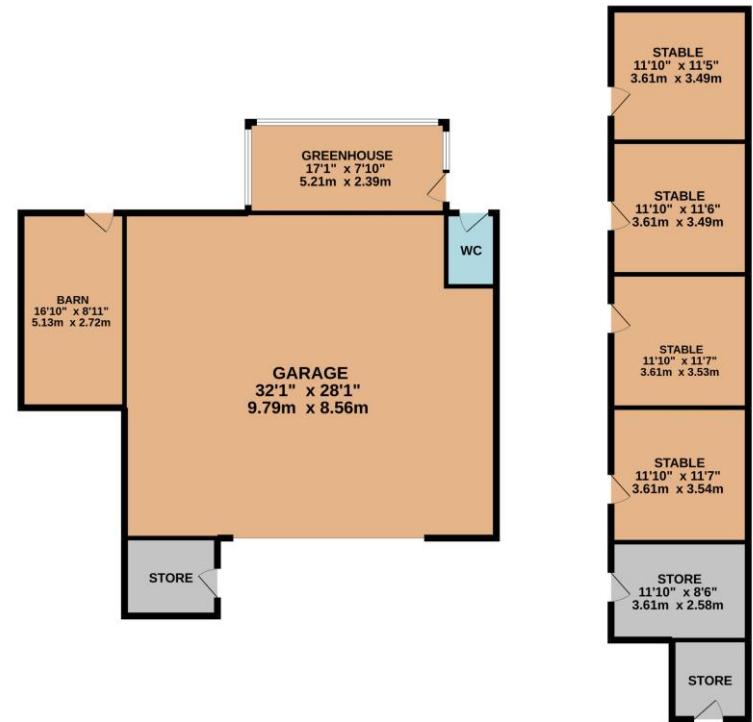


1ST FLOOR
 928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 2072 sq.ft. (192.5 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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GROUND FLOOR
 1932 sq.ft. (179.5 sq.m.) approx.



TOTAL FLOOR AREA: 1932 sq.ft. (179.5 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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