



Colsbrook, Stone Allerton BS26 2NG

£675,000 Freehold

COOPER
AND
TANNER



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 3  2  2 EPC E £675,000 Freehold

Description

Charming and beautifully presented three-bedroom detached home with open-plan kitchen/dining room, separate sitting room and a study, on a private plot with lovely garden and stunning rural views across orchards.

Colsbrook is decorated throughout in a modern, neutral colour palette and has been well-maintained over the years not only with general improvements such as renewing windows, internal doors, kitchen units and bathrooms, but also with the installation of an air source heat pump in 2020 and a sewage treatment plant in 2022.

This home is as much about the garden and the views as it is about the house. Embracing the garden as an extension of the living space, doors open from both the dining and sitting rooms onto paved terracing, making the most of the south-west facing position to enjoy the sunshine all day long. The dining room is open to the kitchen and creates a modern, sociable space with underfloor heating, a feature fireplace with a log burning stove, and glazed sliding doors from which to enjoy views of the garden whatever the weather. The kitchen is fitted with a practical layout of warm wooden wall and base units with contrasting worksurfaces, a free-standing electric double oven and hob, an integrated fridge, and space and plumbing for a dishwasher. Further storage and space for other appliances can be found in the utility room and, as there is direct access to the double garage, this also provides more storage options.

The sitting room is light and bright, with French doors which can be flung open to the beautiful garden on warmer days, whilst a log burning stove creates a cosier place to sit and relax when the temperature drops. On the ground floor there is also a double bedroom which looks out over the garden; a contemporary shower room with walk-in shower, wash-hand basin and WC; and a study with space for a desk, shelving and storage cabinets.

The two other double bedrooms are upstairs. These two rooms and the landing share stunning countryside views out across orchards to Brent Knoll and Exmoor. The principal suite benefits from an ensuite bathroom and a walk-in wardrobe whilst the other bedroom has an ensuite WC.

Outside

The garden is mainly laid to lawn and bordered by tall hedging and mature trees and shrubs. Flower beds create colour and texture whilst paved terraces provide private spaces to sit out and relax or entertain. There is space for garden storage in an outbuilding and there is an adjoining covered log store. At the front of the property a five-bar gate opens to a driveway with space for parking and turning, gated access to the back garden, and access to the double garage and front door. There is further parking in the private layby at the front of the plot.









Location

The tranquil, rural yet accessible hamlets of Stone Allerton and Chapel Allerton lie between the historic villages of Wedmore and Axbridge, with direct links to Bristol International Airport and the M5 junction 22 via the A38. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop; and the Ad Astra Cider Barn which is a social village hub. Wedmore, Axbridge and Cheddar offer a wide selection of local shops and amenities including supermarkets, post offices, chemists, dentists and doctors' surgeries, along with a tempting range of pubs, restaurants and cafes. There are numerous sports' clubs including Wedmore Golf Club, football, tennis, bowls and cricket clubs; sailing and fishing on Cheddar reservoir; and a swimming pool and leisure facilities in Cheddar. Local state schooling includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy providing comprehensive education. Private schooling is available at Sidcot School in Sidcot, Millfield School in Street, and at the Cathedral School in Wells. School busses pick up locally.



Local Information Stone Allerton

Local Council: Somerset

Council Tax Band: E

Heating: Air

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

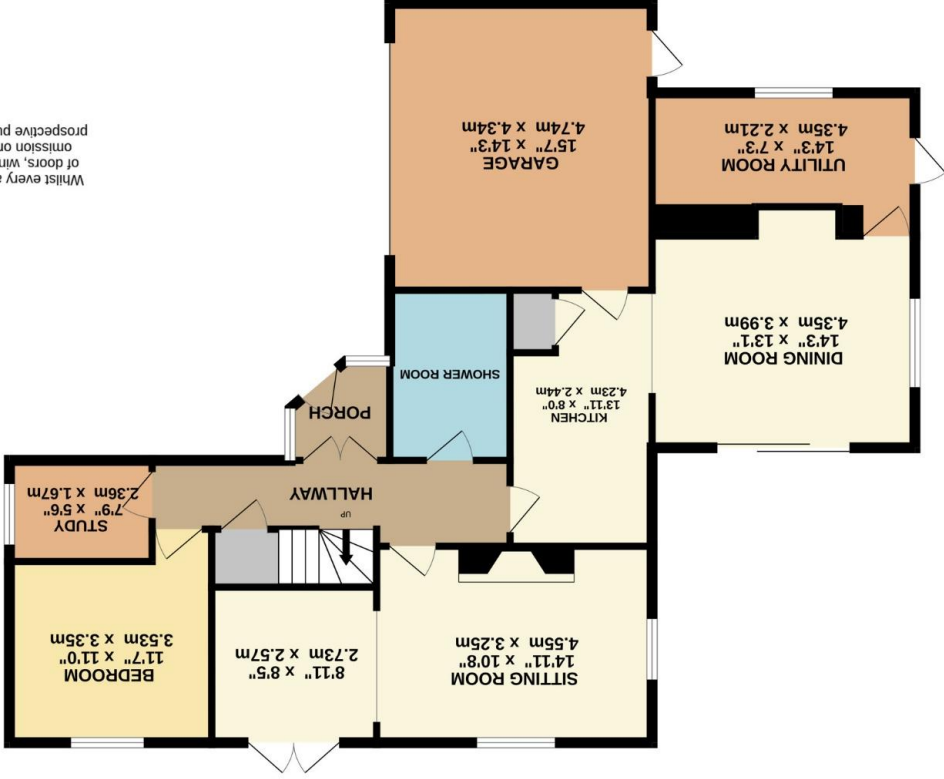
- Weston-super-Mare
- Highbridge



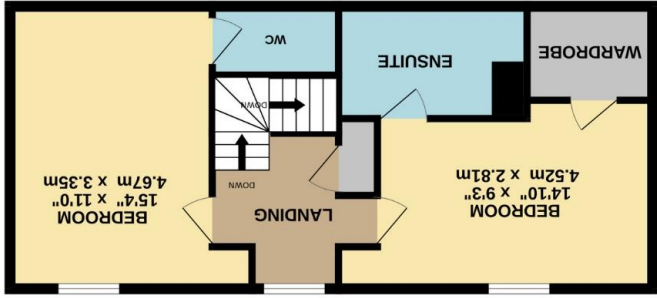
Nearest Schools

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





GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.

TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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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