

Biddisham

Axbridge, BS26 2RE

COOPER
AND
TANNER



£800,000 Freehold

Conveniently positioned and close to Badgworth Arena is this well-proportioned four-bedroom, stone-built property. This equestrian facility benefits from an arena, turn-out pen and sits on a plot comprising of just over 5 acres, with exceptional far-reaching views.

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 4  2  2 EPC TBC

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DESCRIPTION

Conveniently positioned and close to Badgworth Arena is this well proportioned four bedroom, stone built property. This equestrian facility benefits from an arena, turnout pen and sits on a plot comprising of just over 5 acres, with exceptional far reaching views.

Entering from the rear into this stone built detached property you are welcomed into the kitchen/breakfast room. Boasting windows to the front and rear, access into the utility room and a selection of wall and base units with space for appliances the kitchen boasts practicality and space and has plenty of room for a table and sitting area. The living room is a large dual aspect room with a free standing wood burner with stone surround. The utility room is a convenient side aspect room with space for appliances and a selection of wall and base units. The ground floor is completed with a bathroom that comprises of a vanity sink, WC and an elegant roll top bath.

The first floor houses the bedroom and the family shower room. The shower room is fitted with two sinks, a WC and a large walk in shower. There is a large bedroom at the rear enjoying views towards the equestrian facility. There are three front aspect bedrooms with two good sized double rooms and a third which is currently used as dressing room but could easily be restored back into a bedroom or into a study. The property has also recently had solar panels fitted which are owned.

OUTSIDE

The property benefits from house gardens to both sides. There is a low maintenance front area which is fully enclosed with a selection of mature plants and currently houses a hot tub. Over the shared drive is a large driveway which provides parking for multiple vehicles with access into the triple garage and leads towards a further garden area which is enclosed, laid to lawn and filled with colour from an array of plants. The driveway leads through to a wooden gate where the equestrian paradise begins and where additional parking can be found.

EQUESTRIAN FACILITY

Sitting elegantly on plot that comprises of just over 5.3 acres this property really is an equestrian dream. Thoughtfully adapted and benefitting from a 60m x 20m arena with mirrors and lighting with an Equestrian X-X ride surface. This equestrian paradise benefits further from three 12ft x 12ft stables with one benefitting from a height adjustable solarium and a fourth stable which is 12ft x 16ft, a heated tack room/office, a rug and feed room, hay shed, a 5 horse walker with sand and fibre mix surface and automatic water drinkers or tap in every paddock. The paddocks are enclosed with posts and rails with electric, with two of the paddocks having additional low down fence lines which are safer for foals. The stables further benefit from automatic water

drinkers and CCTV which also covers the covering yard, pen, driveway and the front and back of the property. There is also turnout out pen which measures approximately 25m x 12m with sand and fibre mixed surface. There is access through a neighbouring field which includes vehicular and is perfect to hack out into Badgworth and avoiding the A38.

LOCATION

Sitting conveniently close to the village of Cheddar and the notorious Cheddar Gorge and with fantastic connection links the property offers a superb location when it comes to the choice of facilities and venues close by catering for all disciplines, affiliated and unaffiliated competitions and training- Badgworth Arena is hacking distance away, King Sedgmoor (15 miles) Stretcholt (9 miles), Stockland Lovell (20 miles) and Pontispool (28 miles). The Quantock Hills and the beach at Brea and Berrow (riding permitted all year round) are also close by

TENURE

Freehold

LOCAL AUTHORITY

Somerset County Council

SERVICES

Mains electricity, mains water, private drainage

COUNCIL TAX

Band D

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

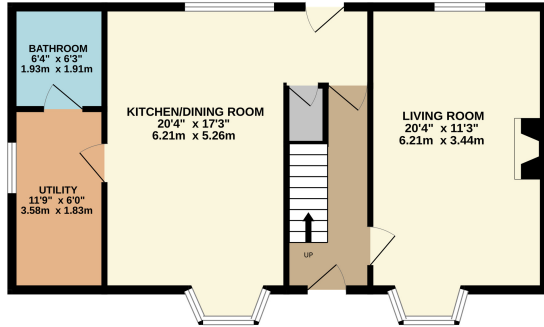
DIRECTIONS

Travelling south along the A38 from Bristol, proceed through the traffic lights at Churchill, continue past Winscombe, down Shute Shelve, past the turning to Cross, through Lower Weare and into Biddisham. The property will be found on the left hand side.

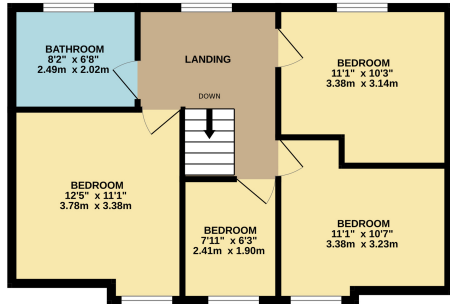




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

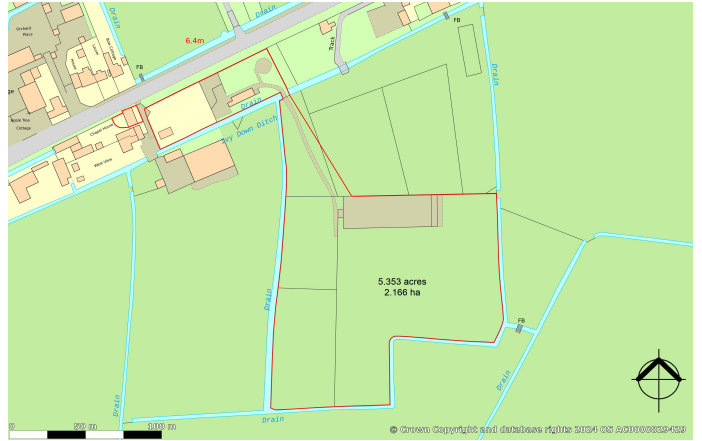


1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.

While 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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