



6, Badgworth Court BS26 2QZ

£500,000 Leasehold and share of Freehold

COOPER
AND
TANNER



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 3  1  3 EPC D £500,000 Leasehold and share of Freehold

Description

A beautiful and immaculately presented three-bedroom, Georgian 'coach house', with private gardens and garage, set within the elegant conversion of this Grade II listed estate, with eight individual residences sharing eleven acres of tranquil, maintained parkland.

This extraordinary private haven, nestled in the green and leafy Somerset hills, is within easy reach of commuter routes, local historic villages and towns, and not far from beach walks, scenic hacking routes across the Mendips or a multitude of other countryside pursuits. Whether it's meeting friends for coffee in the Medieval town of Axbridge; shopping and dining in beautiful Wedmore or Wells; playing golf or cycling over the levels; or just relaxing at home and enjoying the estate grounds, Badgworth Court is a perfectly located retreat.

The skilful conversion combines period features, such as the tall arched coach house door, beams, and exposed stonework, with modern comforts and contemporary style in a gentle Farrow & Ball colour palette. The fabulous, vaulted sitting room benefits from natural light flooding in through the high arched, glazed doorway to the garden. An exposed brick chimney breast with a feature log burning stove is a warm focal point framed by stairs on either side leading down to the study and up to the galleried mezzanine. The spacious kitchen is fitted with a range of pale Shaker style units with contrasting granite worksurfaces, with an Aga cooker, an Aga fridge/freezer, integrated appliances and space for a

freestanding range cooker. This well-proportioned kitchen allows plenty of space for dining.

An inner hallway with ample built-in storage leads through to what could be used as a downstairs bedroom suite, featuring a double bedroom (currently used as a home office/second sitting room), and a bathroom with a white modern suite and a panelled bath. The current owners have installed lovely French doors from this bedroom/second sitting room which open out into the garden creating a light and inviting versatile room. The principal bedroom suite is situated upstairs, with a bank of built-in wardrobes, a spacious ensuite bathroom and dual aspect windows looking out over the gardens and countryside beyond. The third double bedroom is also on the first floor and is adjacent to a shower room, with plenty of extra built-in storage on the landing.

Outside, the property is approached via electric double gates that are security coded, leading down a sweeping driveway flanked by fields to Badgworth Court where there is residents and visitor allocated parking. Number six benefits from a private driveway offering further parking and access to private walled gardens on both sides of the house, and features landscaped terraced seating areas, lawns and colourful flower beds filled with an abundance of perennials, shrubs and roses. The eleven-acre estate also encompasses beautiful, formal gardens, parkland and a walled kitchen garden for use by all the residents. Number six also benefits from a large garage located towards the rear of the estate grounds.









Agent's Note

We understand that the property is a 999 year lease with Badgworth Court Residents Management Company commencing on 1st January 2003 and the purchase of the property will include a one-eighth share of the freehold of Badgworth Court. The owner has informed us that the annual maintenance charge is approx. £4,300 to include buildings insurance, estate management, sewage, communal electric and water, repairs and sundry.

Location

Badgworth is a sought-after, tranquil and rural hamlet situated between the historic village of Wedmore and the A38, close to the Medieval town of Axbridge and the thriving village of Cheddar, with direct links to Bristol International Airport (approx. 20min drive) and the M5, junction 22. The Cathedral Cities of Bristol and Wells are both about a half hour drive away. Local amenities include The Valley Smokehouse with kitchen store and coffee shop; and the local, social hubs of the award winning Badgworth Brewhouse and Ad Astra Cider Barn. The nearby village of Wedmore provides a wide range of retail and leisure facilities. Excellent sport facilities are available including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs, and Badgworth Arena Equestrian Centre.



Local Information Badgworth

Local Council: Somerset

Council Tax Band: E

Heating: LPG

Services: Mains electricity and water, private drainage

Tenure: Leasehold and Share of Freehold



Motorway Links

- M5
- J22



Train Links

- Highbridge
- Weston-super-Mare



Nearest Airport

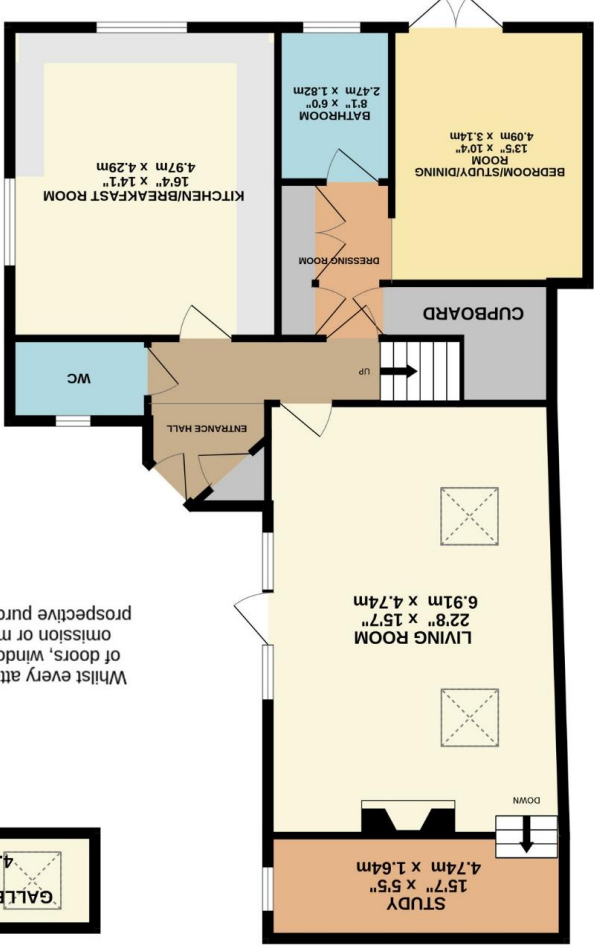
- Bristol International Airport



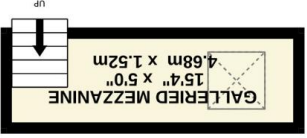
GARAGE
169 sq.ft. (15.7 sq.m.) approx.



GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



MEZZANINE
76 sq.ft. (7.1 sq.m.) approx.

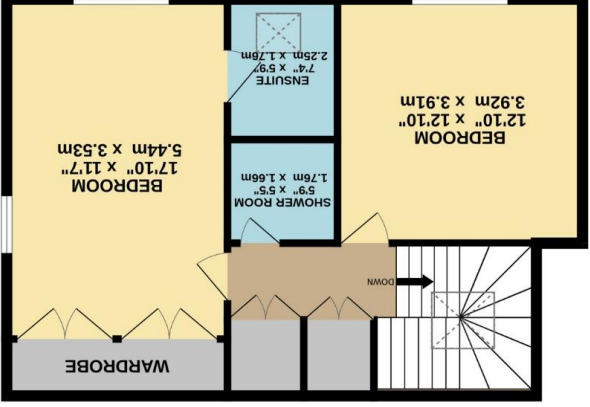


TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.

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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FIRST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



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