

Old Coach Road

Axbridge, BS26 2EG

COOPER
AND
TANNER



£850,000 Freehold

Dating back to the 17th century, this extraordinarily beautiful country residence is set in approximately two acres of land (with an option to purchase a further 2.4 acres to the rear) set in the heart of the village. Potential for dual family occupation offering adaptable spacious farmhouse accommodation with much warmth, charm and original features. The stunning 200-year-old topiary yew trees adorning the landscaped front garden, and the elegant pale-yellow façade, belies a welcoming interior.

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 5  4  4 EPC E

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DESCRIPTION

Stepping through the front door into the entrance hall, the history and individuality of this captivating home is immediately evident. The reception hall features a recessed fireplace and cast-iron stove, with a hidden disused staircase secreted behind stripped pine doors. The bright south facing sitting room has a more modern feel with rustic brick hearth and timber mantle. What was once the cow stall is now the dining room with wooden flooring, feature fireplace, and space for dining table and other furniture. Across the hall is the beautifully finished, hand-built kitchen with solid granite worksurfaces, fitted with a range of wall and base units, an Aga, Belfast sink, and integrated appliances. The kitchen, which looks out over the back garden to the Mendip Hills, opens into a breakfast area providing space for a dining table and benefits from a door and window to the front of the property. A tranquil garden/craft room, a useful boot room/utility and a cloakroom complete the main living area downstairs in the main part of the house.

The four individual double bedrooms, which have a stripped back contemporary feel but with the warmth of well-loved period home, are upstairs. There is a smart en-suite shower room to one of the bedrooms and the other three bedrooms share a family bathroom. There is ample storage and the potential to connect through to the annexe.

The property benefits from two annexes. The integral annexe is accessed via the kitchen and boot room, and via an external door to the rear of the property. The light, spacious, double bedroom is on the ground floor with en-suite facilities. Stairs lead up to a living space which has potential for a kitchen area. There is an annexe in the front garden which offers possible income from air B&B or could possibly provide home office or studio facilities.

OUTSIDE

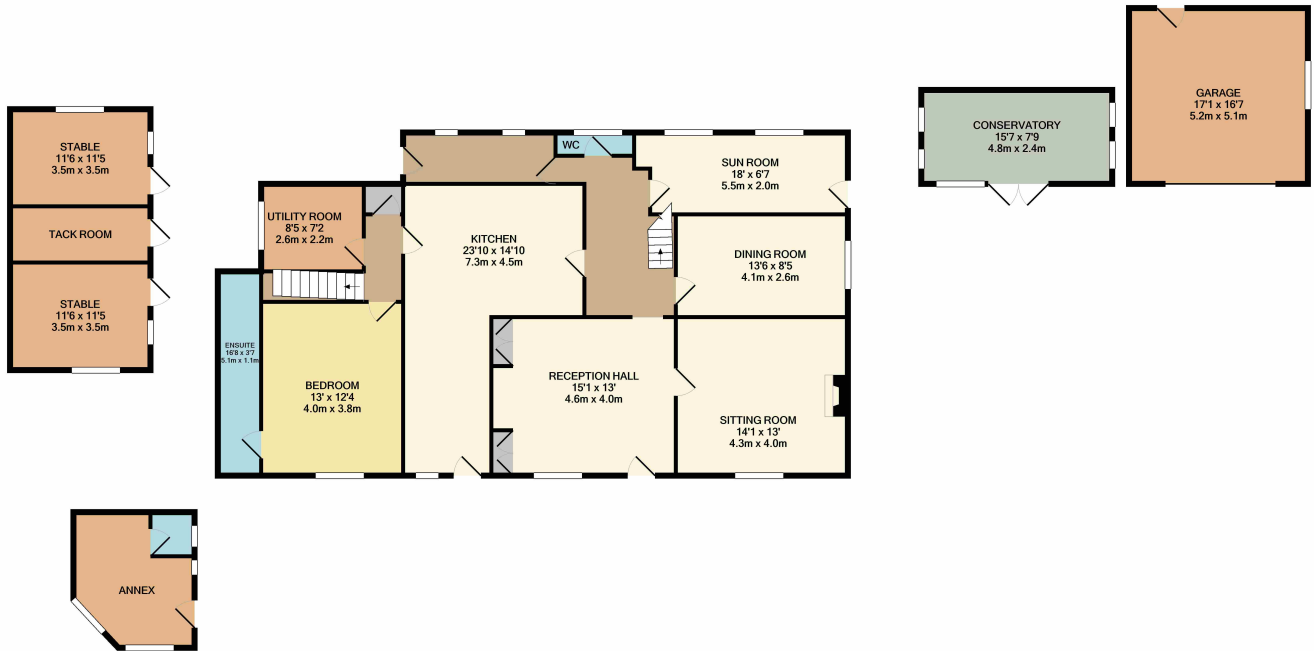
For anyone with a couple of horses this could be the perfect home. Not only does the property offer a stable block and tack room, but also has adjoining paddocks. The impressive topiary trees in the landscaped front garden are a unique landmark in this rural community. They create a striking vision and frame the path to the front door. There are lawns either side with well-stocked flower beds and borders. The studio annexe is to the left and a long driveway stretches up the right-hand side of the property leading to the large double garage and access to the rear gardens. The rear of the property is a tranquil haven with stunning hillside views. There is a further stone outbuilding, paved patio area, pond and waterfall, a detached conservatory, a vegetable garden, a chicken run, and a secret garden.

LOCATION

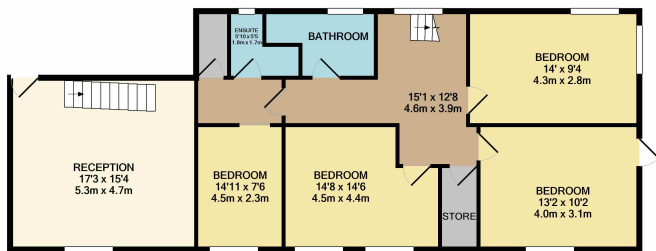
Compton Bishop is a semi-rural hamlet, set in an idyllic position in the lea of the Mendip Hills and a short distance away from the Somerset village of Cross. Popular with hikers, walkers and ramblers, Cross has two village Inns and is ideally located adjacent to the A38 and a short drive away from the historic town of Axbridge. An important wool-producer in the Middle Ages, Axbridge has always been at the centre of things. Indeed, in earlier times, it was a river port. This was reflected in its early charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol - the Lamb and Flag. The layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh and even today visitors can wander the winding streets that remain at the heart of this charming place and soak up hundreds of years of the histories of ordinary lives. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. Bristol international Airport is 15 minutes drive away.







GROUND FLOOR
APPROX. FLOOR
AREA 2335 SQ.FT.
(689.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 920 SQ.FT.
(85.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2955 SQ.FT. (274.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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