

Compton Lane

Axbridge, BS26 2HP

COOPER
AND
TANNER



£850,000 Freehold

A fabulous four bedroom barn conversion in a great location situated on the edge of this extraordinary Medieval town of Axbridge. Sympathetically converted to a high specification Longsett is an individual warm and welcoming family home. Packed with character, charm and unique features, enjoying a southerly landscaped garden and patio to the front, lots of parking and adjoining garage.

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DESCRIPTION

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The property is deceptive from the outside and gives little away as to the elegant space and unusual layout inside. The sitting room is the main feature of the house with its high vaulted ceiling, bi fold doors leading onto the patio and garden to the front, exposed wooden beams, feature fireplace with a wood burner and flagstone hearth. The contemporary designer kitchen and dining room is a lovely room with bi fold doors leading onto the garden with plenty of room for dining room table and chairs and sofa's to relax on. The kitchen area comprises an island with breakfast bar and storage and integral appliances. From the entrance hall an open tread oak staircase leads to the first floor landing with a double bedroom and separate bathroom. There is a double bedroom off the hallway with french doors to the garden and built in wardrobe. The master bedroom is at the far end on the ground floor which is a light and spacious room with french doors to the garden, built in wardrobes and a mezzanine floor which makes a good storage area and a spacious en suite shower room. There is a door from the sitting room which leads to the fourth bedroom or studio. The property is warmed by gas central heating.

OUTSIDE

Longsett is approached via a private shared driveway to a small group of four individual stone built properties. A gravel driveway leads up to the garage which has an electric roller door. The front south facing garden is a delight and enclosed by timber fencing. The garden is stocked with mature shrubs with landscaping including a large paved patio area extending the width of the barn, a feature pergola to the front, well tended borders, raised

feature border and laid to lawn. A curved paved pathway leads to the front of the barn.

LOCATION

Axbridge is a town of great medieval charm, its rich history is apparent the moment you arrive and look at its streets and buildings. Many date partly from medieval times and were previously the homes of prosperous merchants, built in close proximity to each other in a long narrow profile and many have been much modified since. Later centuries have added their own houses and style variations to create the very intriguing mixture seen today. Axbridge is well located for commuting to local business centres of Wells, Cheddar, Weston-super-Mare and Bristol via the nearby M5 and A38. There is a monthly farmers market in Axbridge. Local facilities include co-op store, chemist, post office and doctors surgery and Axbridge First School. Bristol international Airport is 15 minutes drive away.

DIRECTIONS

From the A38 at Cross take Cross Lane towards Axbridge. Turn right into West Street, then immediately right into Houlgate Way. Compton Lane is a short distance down on the right hand side. Follow the drive along to the end where you find a communal parking/turning area. Longsett is just to your right.

SERVICES

All main services

TENURE

Freehold

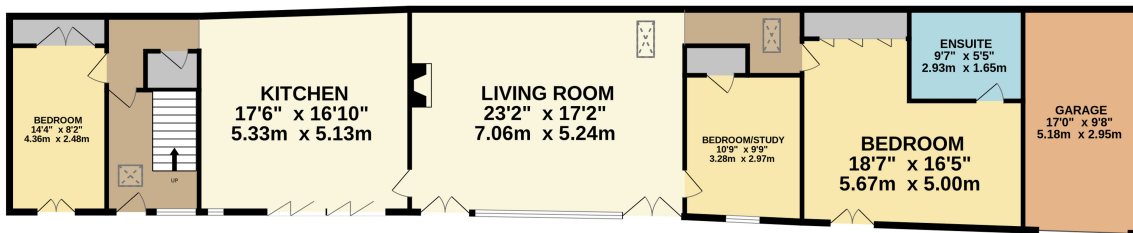
VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner.

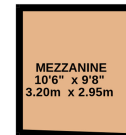
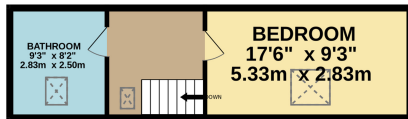




GROUND FLOOR
1663 sq.ft. (154.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 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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