

Farthing Combe

Axbridge, BS26 2DR

COOPER
AND
TANNER



£525,000 Freehold

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DESCRIPTION

Beautifully presented, conveniently positioned in the heart of Axbridge and offered with no onward chain, is this fantastic four bedroom detached family home with beautifully presented gardens, double garage and ample living space.

Entering the property from the front you are welcomed into a hallway that provides access into all the ground floor rooms, to the first floor and into the under stair storage cupboard. Immediately to the left of the hall is a well positioned cloakroom with WC and basin. The living room is a large front aspect room with double doors opening to the kitchen and a large bay window helping to fill the property with light. The kitchen/family room at the rear of the property is the hub of the house. Beautifully finished and filled with light the kitchen benefits there is a side door, double doors at the rear and a window which enjoys panoramic garden views. The kitchen has space for a sofa and a table and is fitted with a selection of wall and base units and integral appliances. There is also a utility area which provides further space for appliances.

The first floor houses the four bedrooms and the bathroom facilities, with a handy landing cupboard. The principle bedroom is a large front aspect bedroom and is fitted with wardrobes and benefits from its own, newly fitted shower room with cubicle, basin and WC. There are two further rear aspect double bedrooms which both enjoy panoramic views of the garden and there is a further front aspect bedroom. The family bathroom is a side facing room and is fitted with a panelled bath with overhead shower, pedestal sink and WC.

OUTSIDE

Entering from the front you are welcomed onto a large driveway that provides driveway parking for multiple vehicles. There is a beautifully kept front lawn which is enclosed by mature flowers and there is access into the rear garden through a wooden gate and into the double garage. The garage benefits from a rear door and window, two electric roller doors, lighting and power. The rear garden is fully enclosed and is filled with colour from a selection of mature flowers, trees and plants. There is a patio area directly next to the rear front and a further patio area at the end of the garden. The garden is fully enclosed and is a beautiful space to sit and enjoy the seasons and surroundings and allow children to play.

LOCATION

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.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band E

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

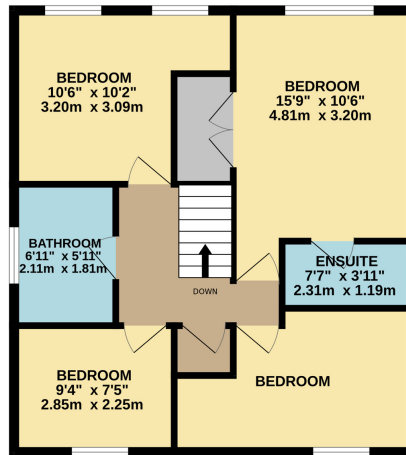
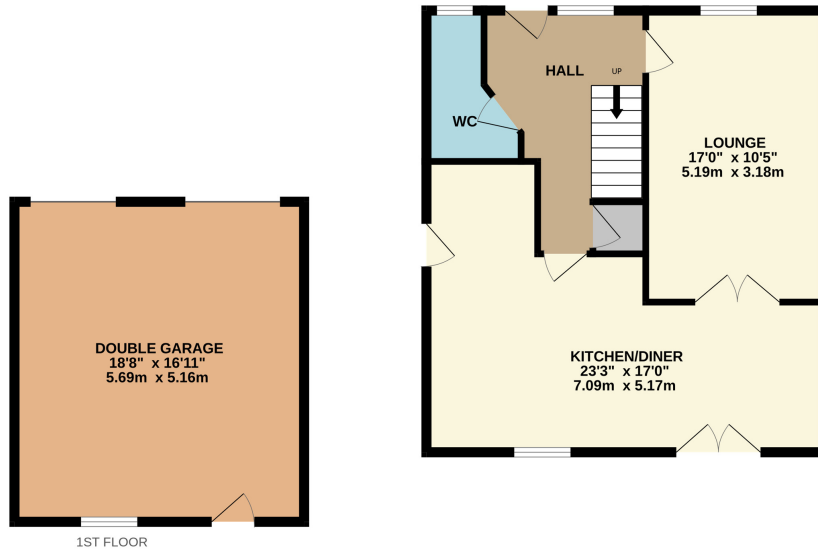
DIRECTIONS

From The Square in Axbridge, proceed in an easterly direction along St Mary's Street and Jubilee Road into Cheddar Road. Take the third turning on the left into Farthing Combe. The property can be found on the right hand side.





GROUND FLOOR



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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