



Osborne House, Stone Allerton, BS26 2NN

£995,000 Freehold

COOPER
AND
TANNER



Osborne House, Stone Allerton, BS26 2NN

 5  3  2 EPC D

£995,000 Freehold

Description

First time on the market in almost half a century, this beautiful, early Victorian, Georgian style five-bedroom home, sympathetically extended over the years, with lovely gardens, garage and workshop is nestled in the heart of Stone Allerton.

Tastefully decorated throughout in a neutral palette, complemented by oak and glass, Osborne House is a stunning example of blending period character with contemporary style and comforts. From the well-proportioned reception rooms at the front of the house with their sash windows, to the fabulous oak and glass garden room at the rear with French doors to the garden, the property effortlessly spans the centuries creating a warm and welcoming home behind its elegant façade.

Two original reception rooms and part of the original hallway have been thoughtfully opened up to create a spacious sitting room with a feature fireplace. A second reception room, also at the front of the house, is currently used as an office. A Victorian kitchen extension at the rear of the property has been more recently extended again to create a lovely open plan space including a 'snug' area with comfortable seating, a fireplace with log burning stove, and a dining area at one end, and a contemporary kitchen at the other which opens out to the garden room. The kitchen is fitted with a sleek range of wall and base units, with a range style cooker with induction hob, and integrated fridge/freezer and dishwasher. There is plenty of storage in the kitchen and in the adjoining utility room, where there is also space and plumbing for other appliances. The kitchen is open to the stunning, vaulted, oak and glass garden room which was added in 2018, with French doors opening on two sides to the garden, and an impressive lantern light roof. This room is not only the perfect haven to sit

and relax, but also offers plenty of space for entertaining and socialising. The five double bedrooms are upstairs, each with their own unique style and charm. The principal bedroom suite is a more modern extension over the garage. This vaulted room, with Douglas Fir beams, spans the property from the traditional sash window at the front to French doors to a balcony at the back. The room includes a large ensuite bathroom, a bank of fitted wardrobes and an adjoining dressing room and storage area. The two further double bedrooms, one with built-in storage, at the front of the house retain more of the Georgian character suggested by the façade. They are light, spacious and well-proportioned. They share a family bathroom with two smaller double bedrooms. Stairs rise up to the loft room which, although dissected by roof trusses, is currently used as a hobby room and benefits from ample built-in storage around the sides with useful worksurfaces, a desk space, and has plenty of natural light from low level Velux windows. Extra storage can be found in the eaves.

Set back from the lane behind mature flowerbeds, shrubs and trees, the property is approached via two separate driveways, one providing parking and access to the garage and entrance porch, the other providing access to the rear garden and stone-built workshop. This versatile outbuilding provides space not only for a workshop but could be converted (subject to relevant consents) into anything from an artist's studio, to a music room, den, home office or perhaps a therapy room. The private rear gardens stretch out from the back of the house, landscaped and mainly laid to lawn with thoughtfully designed seating areas to make the most of the sun. The kitchen garden is hidden from view behind tall hedging, and is an exciting surprise for the green fingered, with raised beds, a substantial greenhouse and a garden shed.









Location

The tranquil, rural yet accessible hamlets of Stone Allerton and Chapel Allerton lie between the historic villages of Wedmore and Axbridge, with direct links to Bristol International Airport and the M5 junction 22 via the A38. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop. There is an active and thriving social community offering clubs and a calendar of social events. There is a popular cricket club and the Ad Astra Cider Barn has become a social village hub.

Wedmore, Axbridge and Cheddar offer a wide selection of local shops and amenities including supermarkets, post offices, chemists, dentists and doctors' surgeries, along with a tempting range of pubs, restaurants and cafes. There are numerous sports' clubs including Wedmore Golf Club, football, tennis, bowls, and sailing and fishing on Cheddar reservoir; and a swimming pool and leisure facilities in Cheddar. Local state schooling includes Weare First School, Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy providing comprehensive education. Private schooling is available at Sidcot School in Sidcot, Millfield School in Street, and at the Cathedral School in Wells. School busses pick up very close by.



Local Information Stone Allerton

Local Council: Somerset

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains electric and water, private drainage

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

- Highbridge & Burnham

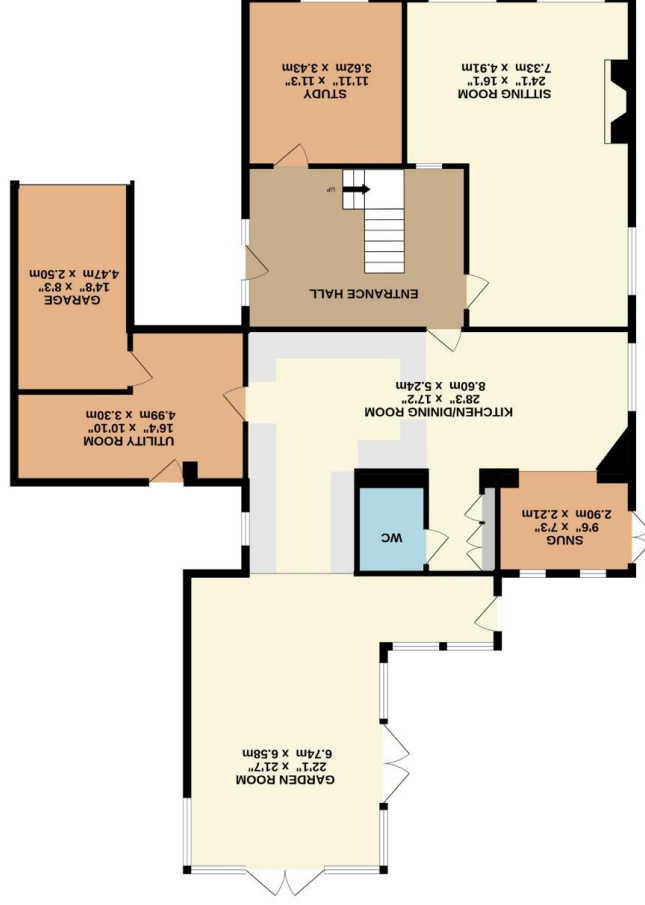


Nearest Schools

- Weare First School/Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR (156.6 sq.m.) approx.



1ST FLOOR (114.7 sq.m.) approx.

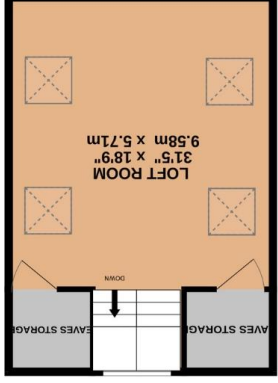


TOTAL FLOOR AREA : 3416 sq.ft. (317.4 sq.m.) approx.

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.

Made with Metropix ©2024

2ND FLOOR (61.1 sq.m.) approx.



WEDMORE OFFICE

telephone 01934 713296

Providence House, The Borough, Wedmore, Somerset BS28 4EG

wedmore@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

