

Webbington Road

Axbridge, BS26 2HW

COOPER
AND
TANNER



£725,000 Freehold

Nestled in the southerly slopes of the Mendip Hills with breath taking far reaching views is this charming 5 bedroom detached country cottage. Offering good size accommodation with lots of character and the added benefit of a double garage and ample parking.

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 5  3  2 EPC TBC

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DESCRIPTION

Nestled into the southerly slopes of the Mendip hills in this rural setting with breath taking far reaching views is this charming five bedroom detached country cottage. Offering good size accommodation and lots of character and the added benefit of a double garage and ample parking. Believed to date back over 200 years and thoughtfully improved over the years the well presented cottage enjoys exceptional southerly views. Filled with charm and character and original features this property is definitely worth a viewing.

Entering the front of the cottage you are greeted by a welcoming porch that then leads into the heart of the cottage, a sitting room full of character with wood burning stove and two windows to the front. From here doors lead to the main hallway, study and side porch/boot room. The dining room is entered from the main hallway again a charming room with dual aspect windows and original rayburn. From the side porch there is a door leading outside and a door to the sunny bright generously sized conservatory. This bright and airy space offers lovely views making it an ideal spot for relaxation or entertaining guests. From the hallway the staircase rises to the first floor. Here you will find four well proportioned bedrooms all facing the front of the cottage allowing you to wake up to stunning views each morning. The family shower room on this floor is conveniently located to serve these bedrooms. At the rear of the first floor is the large kitchen/breakfast room which features a bay window and fitted with ample base and display wall storage units. There is an enamel sink unit and drainer and space for an electric cooker. Adjacent to the kitchen is the utility area with access to the rear garden. There is also a separate cloakroom on this floor. From the inner hallway a staircase leads to the second floor. The master bedroom has dual aspect windows overlooking the rear garden and a range of built in wardrobes. Across the landing is a large bathroom with dual aspect windows, panelled bath, built in vanity sink unit with ample storage cupboards and low level WC. The house is warmed by oil central heating.

OUTSIDE

To the front of the cottage is a tarmac driveway running parallel to the cottage and offering ample parking which leads to the double garage with up/over vehicular door, light and power and a separate pedestrian door. An arched door to the front leads to the old well which runs into the River Axe. A wrought iron gate leads to the cottage garden at the front of the property which is enclosed by natural stone walls. There is a level lawn area with flower and shrub borders and a paved area. There is a

separate pathway from the driveway which leads to the rear gardens. The rear gardens are equally delightful with various well stocked borders and shrubs. There is a lower area laid to lawn with pathways leading to an upper level of garden which has direct gated access to the hillside. Enjoying exceptional southerly views over the surrounding countryside. A timber garden shed is located here.

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.

TENURE

Freehold

SERVICES

Oil central heating, mains electricity, mains water and private drainage.

LOCAL AUTHORITY

Somerset

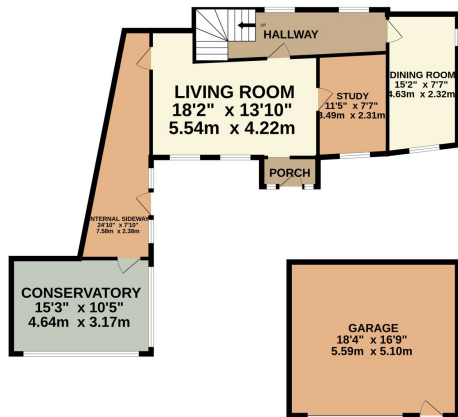
VIEWINGS

Viewings are strictly by appointment only. Please call Cooper and Tanner to arrange.

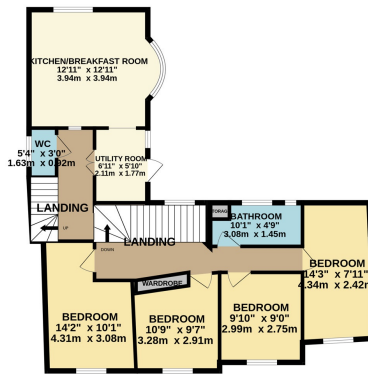




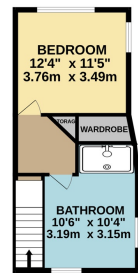
GROUND FLOOR



1ST FLOOR



2ND 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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