



Dapplewood Cottage, Coombe Lane, Axbridge BS26 2LD

£850,000 Freehold

COOPER  
AND  
TANNER



# Dapplewood Cottage, Coombe Lane Axbridge, BS26 2LD

 5  5  3  1+ Acres EPC E £850,000 Freehold

## Description

Perched on the hillside in an exceptional location, on a magical plot with gardens, woodland and paddock, is this extraordinary five-bedroom property which combines the charm of the original character cottage with the contrasting architecture of the light open-plan contemporary conversion.

Once a small cottage in the 1800s, this lovely home has developed over the years to accommodate various family needs and now fuses fabulous modern living spaces with cosy rooms full of character. The hub of the home is the open-plan living area with the kitchen, dining area and sitting room, which all look out over the beautiful gardens through panoramic sliding glass doors. The kitchen is fitted with an array of base units with warm wooden worksurfaces with space for appliances, and an island with a four-ring induction hob.

In this side of the house, on the ground floor, there is also a study with access to the garden; a utility with access to the garage; and there is a smart modern shower room. Upstairs, the vendors have created three double bedrooms, which all have stunning views of the garden

and woodland. They share a contemporary, family bathroom.

There are three cosy reception rooms with beams and period features in the older part of the house, currently used as a snug, sitting room and music room. The sitting room retains the Aga from the original kitchen, and there is a feature fireplace in the snug. There is also a spacious, modern shower room on this level. Upstairs are the two charming bedrooms, each with vaulted ceilings and beams.

## Outside

This is an enchanting and secluded setting, situated at the end of a quiet lane and extending to over an acre in total across two plots. The formal part of the garden has been beautifully landscaped and terraced, providing sun-dappled seating areas, paved pathways, and a large patio for alfresco entertaining and relaxing. The plot encompasses a wildlife haven including gardens and woodland which drop down to a stream, and a separate paddock with stunning views to the Mendips. A small driveway provides space for parking and access to the single garage.









## Location

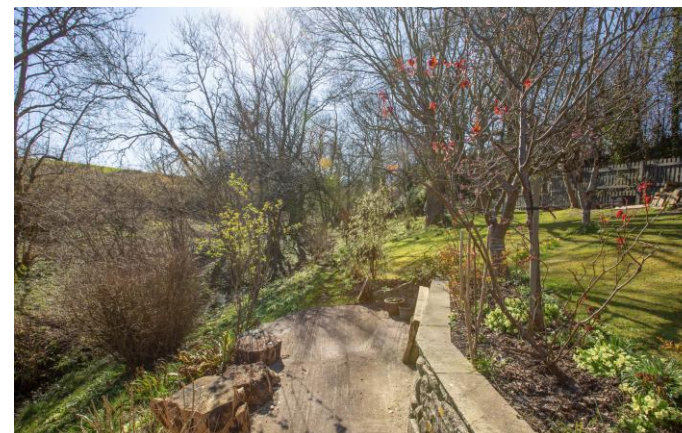
The villages of Weare and Lower Weare lie beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course in Wedmore and sports centre in Cheddar. Weare First School is in the village, about a 10 minute walk away, and is part of The Wessex Learning Trust, which includes Hugh Sexey Middle School in Blackford and Kings of Wessex Academy and Sixth Form in Cheddar. School buses for the middle and senior schools pick up and drop off just along the road. There is also a church, a pub and a local petrol station with a convenience store within Weare and Lower Weare.

Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there are more shopping, social and recreational facilities. The cities of Bristol, Bath

and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities. Bristol Airport is approximately 12 miles away along the A38. Mainline train stations can be found in Yatton and Weston-super-Mare.

## Directions

From the Wedmore office, proceed along Church Street, taking the turning for Lascot Hill on the right. Following the road through Stoughton and Ashton onto Notting Hill Way. Continue towards the village of Weare taking the road on the right, opposite Weare First School, onto Sparrow Hill Way. Alternatively, from the A38, turn into Weare and follow the road to the school and turn left onto Sparrow Hill Way. Combe Lane is on the right-hand side, not far from the Church on the left. The property can be found at the top of the lane.



### Local Information Weare

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Mains electric, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge, Worle & Weston



### Nearest Schools

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

# Coombe Lane, Upper Wear, Axbridge, BS26

Approximate Area = 2218 sq ft / 206 sq m (includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Cooper and Tanner. REF: 788826

## WEDMORE OFFICE

telephone 01934 713296

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

[wedmore@cooperandtanner.co.uk](mailto:wedmore@cooperandtanner.co.uk)

**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, reference 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.



COOPER  
AND  
TANNER