



Ivy Cottage, Badgworth Lane, Badgworth BS26 2QW

£885,000 Freehold

COOPER
AND
TANNER



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 5  2  3 EPC D £885,000 Freehold

Description

Sensitively combining the charm and period features of a character cottage with contemporary comfort and style, Ivy Cottage is a stunning, warm and inviting five-bedroom home with pretty gardens, paved entertaining space with bar, a studio over a double garage and plenty of parking.

Ivy Cottage has been lovingly refurbished throughout to create aesthetically pleasing living spaces finished in a clean, neutral colour palette complementing the wooden beams, vaulted ceilings, inglenook fireplace and exposed stonework. Beautiful, Karndean, wood-effect flooring, over underfloor heating, runs through the hall and across the open-plan kitchen/dining/living area which is at the heart of this home. The kitchen is fitted with a range of sleek wall and base units topped with granite quartz worksurfaces, with integrated NEFF appliances and a large central island with hob and breakfast bar. There is ample room for a large dining table and comfortable seating, creating a relaxed and sociable entertaining space. In warmer summer months, bifold doors open to extend this sociable space out onto the terrace where there is an outdoor bar. There is plenty of extra storage and space for coats and boots in the utility room which accesses the

terrace and adjoins the kitchen, and where there is also a WC and shower room.

An open fire set in a stunning inglenook fireplace in the sitting room, provides a cosy retreat. Light floods into this room on three sides and French doors open to the garden. Two staircases rise up from a central point to either side of the cottage, creating a feature of the entrance hall.

All the bedrooms are on the first floor, each with their own unique style and character, including vaulted beamed ceilings in three of them. One staircase leads to the principal bedroom, with an ensuite shower room and a wall of fitted wardrobes, and to two other double bedrooms which share a contemporary family bathroom with independent bath and shower, WC and vanity unit with wash-hand-basin. There are two further double bedrooms on the other side of the cottage which share a WC with wash-hand basin.

Outside, an extensive shingle driveway offers plenty of parking and links the cottage to the double garage which has a useful studio upstairs. The gardens have been landscaped on three sides of the property to provide level lawns interspersed with paved seating areas to make the most of the sun.



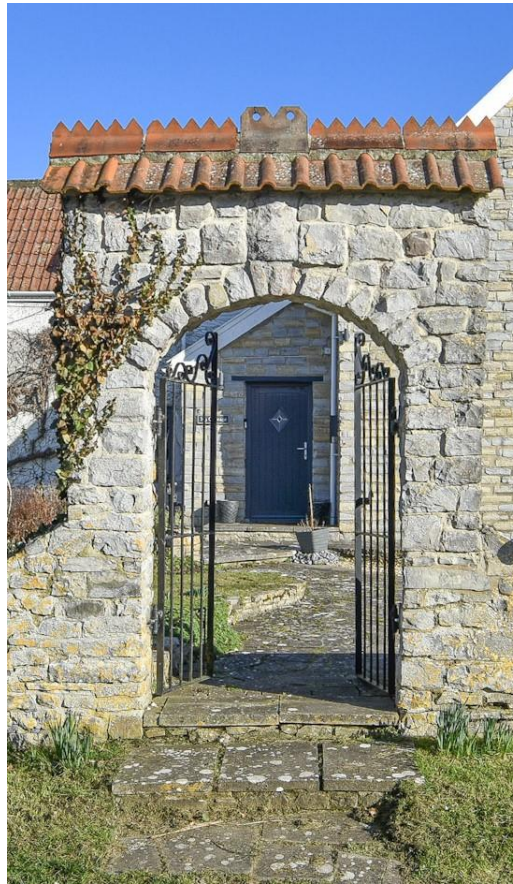






Location

Badgworth is a sought-after, tranquil and rural hamlet situated between the historic village of Wedmore and the A38, close to the Medieval town of Axbridge and the thriving village of Cheddar, with direct links to Bristol International Airport and the M5 junction 22. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop; and the Ad Astra Cider Barn. The nearby village of Wedmore provides a wide range of retail and leisure facilities including a selection of boutique shops, a newsagents/general stores, chemist, butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two public houses. Excellent sport facilities are available including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs. The Cathedral City of Wells is about 12 miles away whilst the larger centres of Bristol and Bath are approximately 23 and 30 miles respectively. The property also falls within the popular Wessex Learning Trust, three tier school system. Local private schools include Sidcot, Millfield and Wells Cathedral Schools.



Local Information Badgworth

Local Council: Somerset

Council Tax Band: G

Heating: Oil

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

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



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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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