

Weston Lane

Axbridge, BS26 2XT

COOPER
AND
TANNER



£740,000 Freehold

Overlooking countryside and set in a rural position is this warm and welcoming four bedroom property. Boasting characterful features, an annexe, ample living space and sitting on a generous plot this is a fantastic family home.

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DESCRIPTION

This charming four-bedroom detached period cottage, believed to date back to the early 19th century, is set within a picturesque third-of-an-acre plot. Boasting stunning gardens, ample private off-road parking, and a detached double garage, the property enjoys a tranquil setting bordering open countryside, offering a true rural retreat. Thoughtfully extended and renovated over time, the home seamlessly blends period character with contemporary styling, creating a warm and inviting family residence.

Stepping into the spacious entrance hall, you are greeted by access to the property's main reception spaces. The generously sized, dual-aspect living room features a beamed ceiling and a cozy wood-burning stove, adding to its character. From here, a door leads to a useful utility area and a convenient cloakroom. To the left of the hallway, the open-plan kitchen/family room showcases the home's period charm with an exposed brick inglenook fireplace housing a multi-fuel burner. Slate flooring and beamed ceilings continue throughout, flowing into the beautifully designed orangery-style kitchen/diner. The kitchen is well-appointed with a range of wall and base-mounted units topped with granite work surfaces, a sunken sink with a single drainer, an integrated dishwasher and fridge freezer, and space for a Range-style cooker with an extractor fan. The dining area benefits from double patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

A dual-aspect study provides a quiet workspace and leads to a spacious store area, currently used for storage, with direct access to the garden.

The first floor accommodates four well-proportioned bedrooms and the family bathroom. The principal bedroom is a spacious front-aspect room featuring its own en-suite, which includes a roll-top bathtub, pedestal sink, low-level WC, and a separate shower cubicle. The second and third bedrooms, also front-facing, offer ample space for double beds, while the fourth bedroom, located at the rear, is equally well-sized. Completing the first floor is the family bathroom, which includes a shower cubicle, pedestal sink, and low-level WC.

This home benefits from high-tariff solar panels that significantly reduce electricity costs while also helping to warm the hot water. An Everhot electric eco-storage oven, designed to run on solar power, further enhances the home's energy efficiency. To ensure long-term durability, the property has been tanked to prevent damp issues. Additionally, ultra-fast Wi-Fi speeds of up to 900 Mbps are available, and the driveway is equipped with a 7.5 kW electric vehicle charger.

OUTSIDE

Set within a generous plot of approximately one-third of an acre, this property boasts a charming front garden with mature, well-stocked raised borders in a classic cottage style. A gated side entrance leads to the impressive rear garden, which features extensive lawned areas complemented by well-established borders and diverse planting beds.

Adjacent to the family/kitchen room, a dedicated alfresco dining area provides the perfect spot for outdoor meals. The garden is a delight for gardening enthusiasts, offering a vibrant display of wild and mature flowers that bring seasonal color throughout the year. Overlooking open countryside, the setting enhances the tranquil and relaxing atmosphere.

Additional external features include a storage area equipped with power and lighting, accessed via an electronically operated roller door. A private driveway to the side of the property provides ample parking for multiple vehicles.

At the rear of the store, a beautifully presented annexe offers a self-contained living space, ideal for independent accommodation. This annexe includes a kitchenette, shower room, and a flexible area for seating and sleeping.

Designed for both relaxation and entertainment, the garden also features a swimming pool, hot tub, and multiple seating areas, allowing you to fully enjoy the serene surroundings. Surrounded by AONB the property has the benefit of being bordered by protected land

LOCATION

The property is situated in the sought after hamlet of Christon, an area of outstanding Natural Beauty surrounded by wonderful country lanes ideal for dog walkers, close to the villages of Banwell and Laxton. There are a range of nearby leisure facilities focused mainly on outdoor pursuits and the coastal towns of Weston super Mare & Burnham on Sea are within easy reach providing everyday shopping and banking facilities together with their popular sea fronts. Cheddar and Axbridge are both within short driving distances and there is easy access to the M5 (junctions 21 & 22) giving excellent commuting links to Bristol, Taunton etc. There are mainline railway stations in Warle & Weston super Mare. Bristol Airport is approximately 13 miles distant from the property.

TENURE

Freehold

HEATING

Oil Fired Central Heating

SERVICES

Mains Electricity, Mains Water, Septic Tank

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by Appointment Only - Call Cooper and Tanner

DIRECTIONS

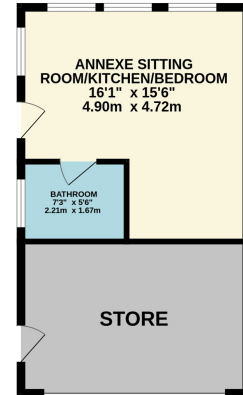
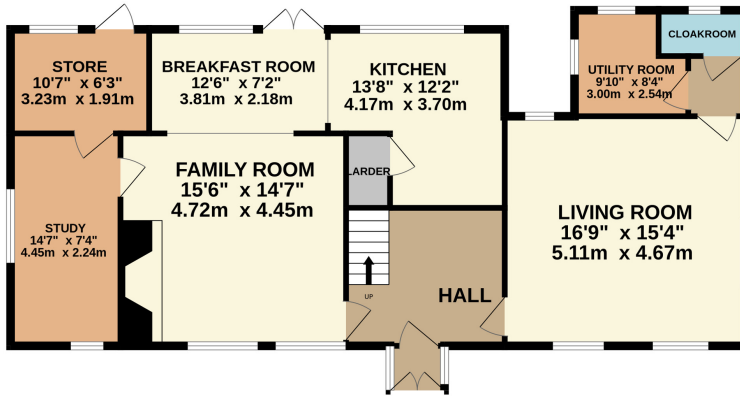
Travelling South on the A38 from Bristol, go past Winscombe and on down Shute Shelve Hill. At the cross roads turn right and continue on Old Coach Road and into Webbington Road (in total about 3 miles). Go over the motorway continuing into Sevier Road. Bear right and continue on into Christon Road. Proceed for just over a mile and enter the village. Roselands is on the left hand side on the corner of Weston Lane.

Alternatively, if you leave the motorway at Junction 21 and head towards Banwell, once approaching Banwell Castle turn right into Rhodyate. Continue onto Christon Road and then turn left onto Banwell Road, follow the road along into Christon Road and then turn right onto Weston lane and the property is the first property found on the left hand side.

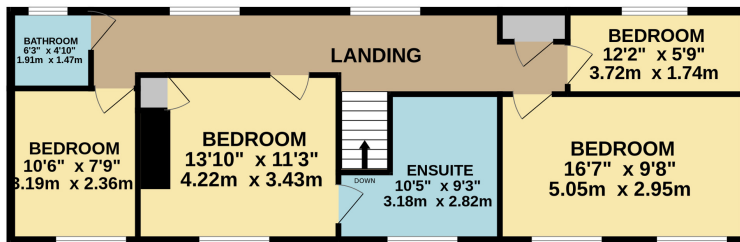




GROUND FLOOR



1ST 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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