



Tynings, Chapel Allerton, Axbridge BS26 2PD

£575,000 Freehold

COOPER  
AND  
TANNER







# Tynings, Chapel Allerton, Axbridge

## BS26 2PD

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### Description

In green and leafy, tranquil surroundings, this spacious four-bedroom bungalow with large reception rooms, kitchen with Aga, and an adjacent double garage with workshops, is situated on an extensive, level plot with gardens front and back, on the edge of the village.

Built in the 1960s and extended in the '70s to create a more versatile and extensive living space, Tynings offers a great opportunity for anyone excited by an interior makeover project, or for someone who enjoys remodelling, extending and converting. The bungalow, with its double garage, store/workshop and WC, span the width of the plot and are situated within mature, level gardens on both sides. At the front, a driveway runs between level lawns to the garage. At the rear, a larger area of garden, mainly laid to lawn, stretches to the lane providing ample space for a keen gardener or for an active family.

Inside, warm wooden floors run through the entrance hall and the second reception room,

which is currently used as a home gym and yoga studio. The room is flooded with natural light from windows on two sides and the room is characterised by its exposed stonework and stripped wood floor. The main sitting room benefits from glass sliding doors which open out to the front garden, and there is a log burning stove inset within a feature fireplace with exposed stone and wood surround. Across the rear of the bungalow the kitchen looks out over the back garden with a door to the covered side passage where there is access to the garage and workshops. The kitchen is fitted with a range of wall and base units with an eye-catching, deep red Aga and there is plenty of space for a kitchen table, other furniture and appliances.

The versatile nature of this property means that the further four rooms, three of which are currently designated as bedrooms and one as a sewing room, could offer potential for perhaps a home office, art studio or children's playroom. The bungalow benefits from a family bathroom and a separate cloakroom with WC.















## Location

The tranquil, rural, yet accessible hamlets of Chapel Allerton and Stone Allerton lie between the historic and thriving communities of Wedmore, Axbridge and Cheddar, with easy access to the A38 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, coffee shop and alfresco pizza oven; and the Ad Astra Cider Barn, a local social hub.

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 three public houses. Excellent sports' facilities are available

including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs; sailing on Cheddar reservoir; and further sporting facilities at Kings Fitness and Leisure.

The area has a wealth of opportunities for walking, cycling and horse riding. 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 Chapel Allerton

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Oil central heating

**Services:** Mains electricity and water, private drainage

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater



### Nearest Schools

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

GROUND FLOOR  
1937 sq.ft. (179.9 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 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.  
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