

Furlong Place

Axbridge, BS26 2JH

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AND
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£550,000 Freehold

This beautiful individual stone built home, constructed in 2002 has spacious characterful living throughout. The property comprises three reception rooms including a lounge, large dining/entrance hall, study or fifth bedroom, kitchen/breakfast room and separate utility room. Four bedrooms, en suite facilities, family shower room, single garage and a charming courtyard garden.

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DESCRIPTION

This beautiful stone individual built home, constructed in 2002, offers spacious living throughout. The property comprises three reception rooms including a lounge, dining/entrance hall, study or fifth bedroom, kitchen/breakfast room with gas Aga, separate utility room, four bedrooms, en suite facilities, a garage and a decent size charming courtyard garden.

Constructed in 2002 and offered in fantastic condition throughout. Upon entering the property, you are immediately welcomed into a galieried reception hall which is currently used as a dining room. This impressive double height room with stairs which lead to the galieried landing with under stair storage space and access into all the ground floor rooms. There are also two Velux windows bringing in plenty of light and access back to the courtyard at the front. The sitting room is a well-proportioned dual aspect room with Georgian style doors opening onto the courtyard at the front. There is a inglenook fireplace with a flagstone hearth and open fire. The study at the rear could alternatively be used as a dining room or fifth bedroom and is a decent sized rear aspect room. There is a handy ground floor cloakroom which is fitted with a low-level WC and pedestal sink. The fitted kitchen/breakfast room is the real hub of the house and is ideal for entertaining with windows at the front and the back and patio doors which open onto the courtyard. The kitchen is fitted with a selection of wall and base units with a centre island. There are a selection of integrated appliances including a larder fridge and dishwasher. There is also a built-in combi microwave, four door gas Aga and four ring halogen hob. There is also opening into the utility room which is fitted a selection of wall and base units, integrated freezer, Belfast sink and space for further white appliances with access to the pathway at the rear.

Upstairs the master bedroom is well proportioned with front aspect views over the courtyard and a comprehensive range of fitted wardrobes with access into the en suite bathroom which is spacious, fully tiled and fitted with a shaving point, low level WC, pedestal sink, shower cubicle and sunken bath with a rear skylight bringing in plenty of light. There are three further good-sized bedrooms one in which is located at the rear of the property and two dual aspect rooms. Bedroom three and four are both fitted with storage options with one allowing access into the roof space. The family shower room is equipped with a low-level WC, shower cubicle and pedestal sink. The galieried landing has a handy airing cupboard with a hot water tank. The property is warmed by gas central heating and has an alarm system fitted.

OUTSIDE

Situated to the front of the cottage, the delightful patio has a sunny south and west facing aspect. It is fully enclosed by stone walling with high double gates to the side and has a sheltered feel, ideal for planted pots and containers. It is mainly laid to paving with a circular patio with steps leading to a lower shingled area. To the rear of the cottage there is a paved pathway with high stone walling and a raised area which is currently used to grow vegetables and herbs. There is also a handy lean to area which is perfect for storage or garden preparation and provides access into the rear of the garage. The property has one parking space and a garage at the side with an up and over door, lighting and power supply.

LOCATION

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. The town also benefits from a public house, a post office and a local store as well as an excellent primary school, pharmacy and doctors surgery. A regular farmers' market takes place on the first Saturday of each month. Axbridge is also situated within the Kings of Wessex School catchment area.

The surrounding countryside of the Somerset levels and the Mendip hills with a reservoir in between, provide excellent opportunities for hiking, mountain biking, windsurfing and sailing. The area also enjoys a good number of quality golf courses. Alternatively, relax and enjoy the beauty and atmosphere of this historic town.

TENURE
Freehold

SERVICES
All mains services

LOCAL AUTHORITY
Somerset county council

EPC RATING
C

COUNCIL TAX BAND
F

VIEWINGS
Strictly by Appointment Only - Call Cooper and Tanner

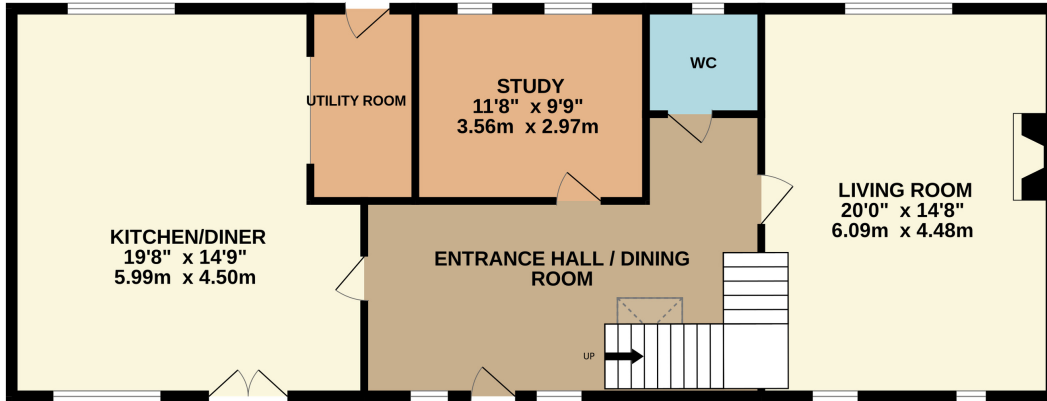
DIRECTIONS

From the centre of The Square in Axbridge, turn left and proceed past the Post Office and Town Hall. Follow this road for approximately a quarter of a mile then take the first right into Orchard Road. Turn right again into Penn Way and Furlong Place will be found at the end on the right hand side. Proceed into the brick paved courtyard and then turn right under the big stone archway where the property will be found ahead of you, to the right hand side.

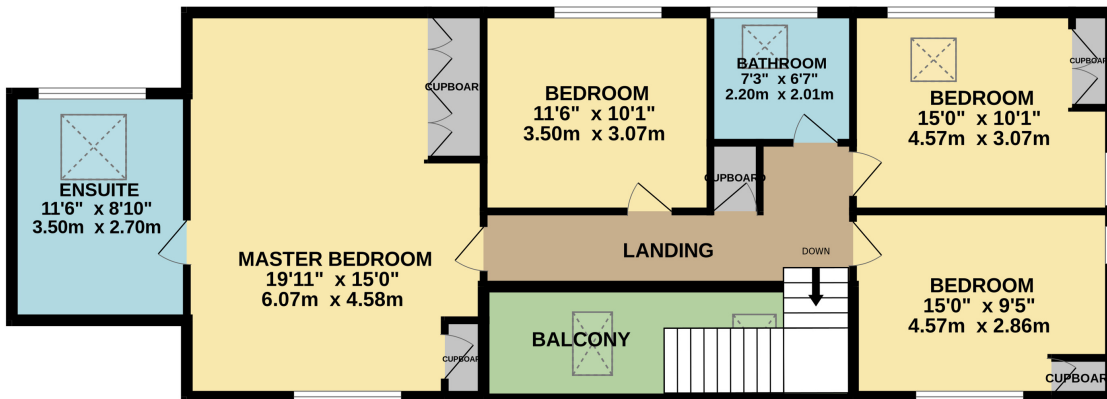




GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.8 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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