

Hill View Road

Axbridge, BS26 2XJ

COOPER
AND
TANNER



£925,000 Freehold

Sitting on a generous plot and full of charm is this unique five bedroom family home with a large double garage and offered with an array of opportunities.

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DESCRIPTION

Sitting on a generous plot and full of charm is this unique five bedroom family home with a large double garage and offered with an array of opportunities, with far reaching rural views across Crooks Peak and the surrounding countryside.

Entering from the front you are welcomed through the stable door into the kitchen where there is currently a large breakfast table, dual aspect windows and is currently fitted with a selection of wall and base units. The living room is a beautiful, characterful room with double doors opening to the patio, a window taking in the views and a large fireplace making this a fabulous room through the seasons. The living room links into the front aspect dining room. The family room is a large room in the centre of the property, with windows on three sides, a door opening out and with access to the first floor and into the utility with the benefit of a handy cupboard. The ground floor is completed with a utility which is fitted with wall and base units with a door opening out and provides access to the shower room which is fitted with a shower, WC and basin.

The first floor houses four bedrooms and the bathroom facilities. The principle bedroom is a large bright and airy double aspect room with the benefit of built in cupboards and access into the en-suite bathroom, conveniently fitted with a panelled bath with overhead shower, basin and WC. The family bathroom is fitted with a roll top bath, shower cubicle, basin and WC. There are three further double bedrooms with two at the front and one at the side. The first floor provides access to the second floor and has the benefit of a landing cupboard with overhead skylight.

The second floor is a great space for independent living with a large sitting or entertainment area, a handy cloakroom with WC and a side aspect area where there is space for a double bed. There is a handy loft area which is accessible and perfect for storage.

OUTSIDE

Sitting on a generous plot the garden is split into a number of different segments. The main level laid lawn area is perfect for entertaining or for allowing children to play. This area is currently laid to lawn with a selection of mature flowers and plants with a patio and decking area which are both ideal for enjoy the seasons at different parts of the days. There are steps leading to a further lawn area with a wall at the front enclosing the garden and a gate at the side leading round to an additional lawn where there is a selection of plants and trees and is also fully enclosed. There is ample off street parking provided with a large gravelled parking area which leads round to the front of the property, which also provides a safe area to park a selection of vehicles. There is a further garden area at the front of the property where the LPG tank is positioned alongside a wooden shed and a greenhouse.

The garage is a great space and offers a magnitude of uses which could include further development or air b and b or annexe potential subject to gaining the necessary consents. The garage has two up and over doors at the front and a further door and is a great area to use as a workshop or to park vehicles. There is a further study positioned in the corner with a window.

LOCATION

Loxton nestles under the Mendips in a conservation area and area of outstanding natural beauty, with views of the famous Crook Peak. The main facilities in the village include a church, a country club/hotel, and a local garage. The larger village of Winscombe is approximately 4 miles distant, where there are shops, banks, chemist, library, etc. Axbridge and Cheddar are both within close driving distance, again with good facilities. Commuting to Bristol is usually via the A38, but the M5 is accessible at Edithmead, outside Burnham-on-Sea (Junction 22) or Weston Super Mare (Junction 21). The area offers excellent facilities, including riding and walking on the Mendips, golf, sailing or fishing on local lakes, dry skiing and sports centres. Bristol, Bath, Wells and Weston-super-Mare are all within convenient driving distance.

TENURE

Freehold

SERVICES

Mains electricity, mains water, septic tank and LPG.

COUNCIL TAX

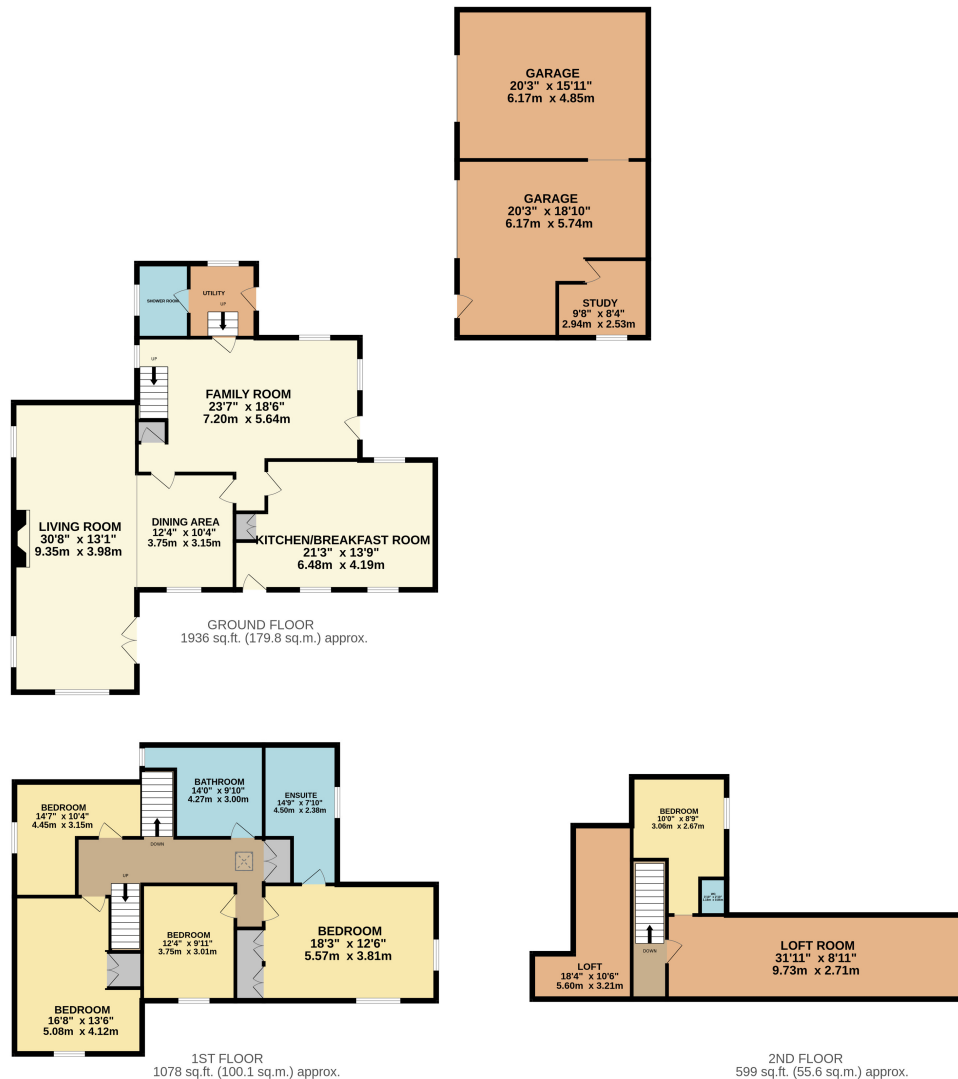
Band C

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner







TOTAL FLOOR AREA : 3612 sq.ft. (335.6 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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