

Church Lane

Loxton, BS26 2XG

COOPER
AND
TANNER



£275,000

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DESCRIPTION

Set in the heart of the countryside is this wonderful opportunity to purchase a barn with planning permission granted to erect a substantial four bedroom family home. The opportunity sits on approximately 2/3 of an acre and comes with the ability to purchase more land under separate negotiation. The original plans are designed to have four bedrooms, an open plan living area, additional snug, study and two en suite bathrooms. The property would be perfect for the growing family or could work to suit multi generational living.

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). 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.

For schooling, Loxton falls within the Cheddar Valley School Catchment area with children being eligible to attend Lower Weare First School and Axbridge First School, Hugh Sexey Middle School, Fairlands Middle School and Kings of Wessex Academy School. Alternatively the well reputed private Sidcot School is within easy driving distance.

PLANNING APPLICATION NUMBER

<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=S80ZN6LPIKN00&activeTab=summary>

VIEWING ARRANGEMENTS

Strictly by appointment only- Please arrange through Cooper and Tanner

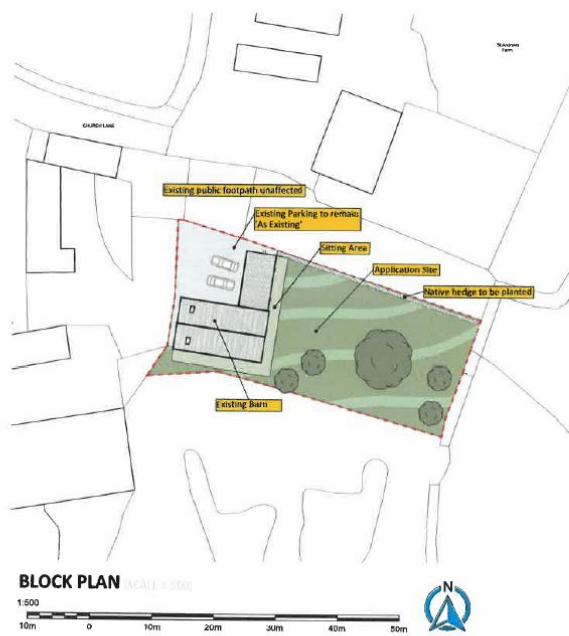
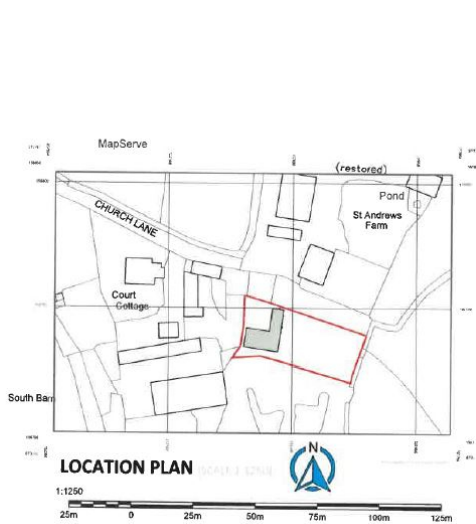
WHAT3WORDS LOCATION

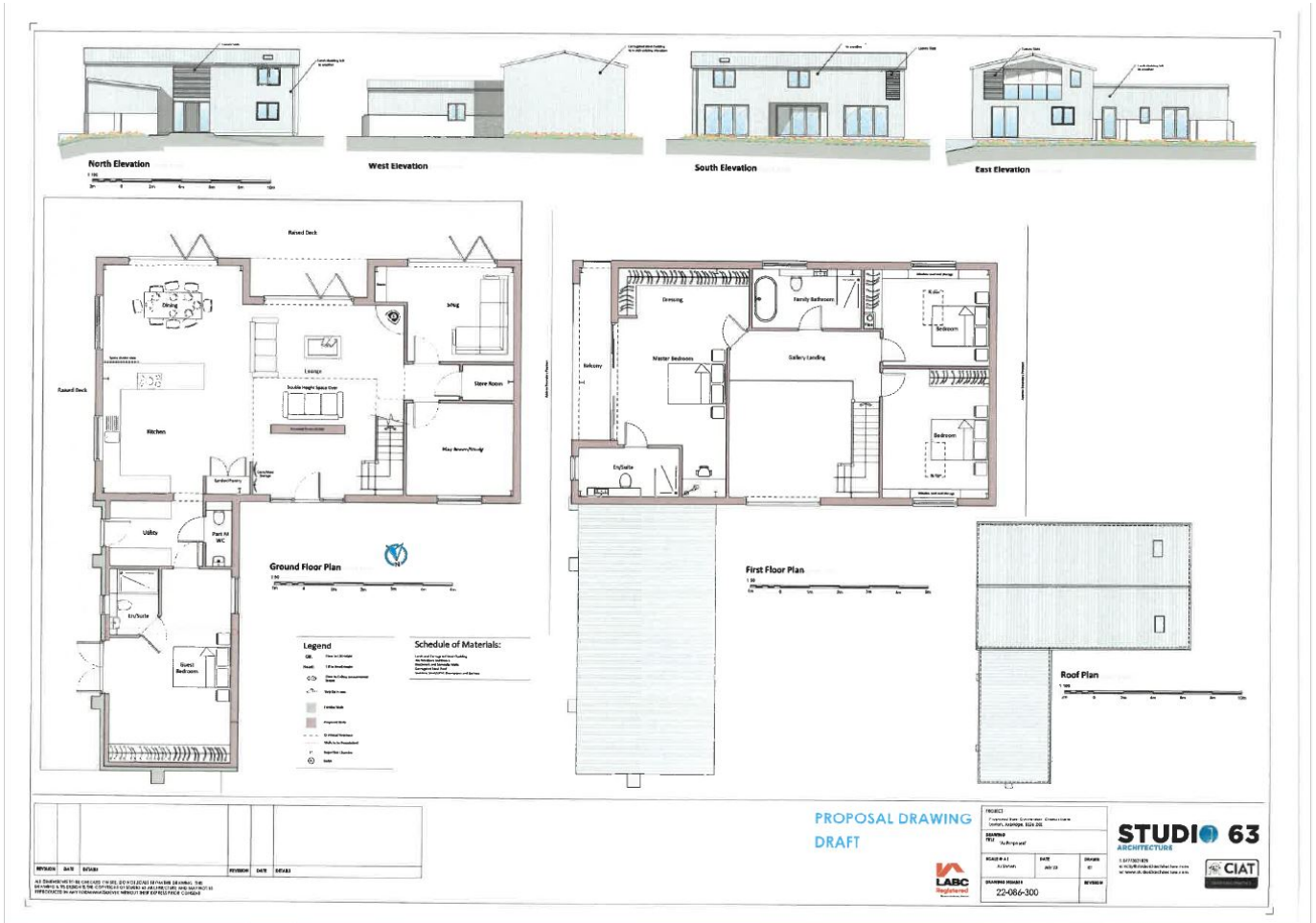
thinking.footballers.brew

AGENT NOTE

The property is accessed via Church Lane and you have right of access into the property. There is a public footpath that runs down the side of the property







CHEDDAR OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

