



The Paddock, Back Lane, Chapel Allerton, Axbridge BS26 2PH    £470,000 Freehold

COOPER  
AND  
TANNER







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£470,000 Freehold

## Description

Sitting proudly at the heart of this sought-after village, this well-proportioned bungalow, with its beautiful south-facing back garden is awaiting a new lease of life and is an exciting opportunity for anyone wanting a project.

The generous sitting room benefits from large windows looking out onto a delightful back garden, flooding the room with plenty of natural light. Adjacent is the spacious kitchen diner, with built in storage and utility room with outside access. Leading from the other side of the kitchen is the third bedroom/ study, with a large shower room. There are three bedrooms, two housing substantial built-in wardrobes. The principal bedroom enjoys access on to the south-facing garden terrace through French doors.

For those with an eye for renovation, above this third bedroom, is a full-height, carpeted loft room with a Velux window, with potential for conversion.

## Outside

Situated on a tranquil village lane, behind a quaint stone wall, is a driveway with parking for two vehicles. Adjacent, is a large double garage with an additional workshop, finished with dual aspect windows letting in plenty of natural light.

The garden wraps around the left of the property, opening to a beautiful well-kept lawn, filled with evergreen trees and shrubs. A charming stone pathway leads up through the garden from the lane below, and tucked away in the corner is a vegetable patch and garden shed.

The other side of the property there is an inviting paved terrace, creating a sunny south facing courtyard, with multiple access points into the property, providing a private area, sure to be a suntrap.















## 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:** D

**Heating:** Air source heat pump

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



### Motorway Links

- M5



### Train Links

- Highbridge and Burnham
- Weston-Super-Mare

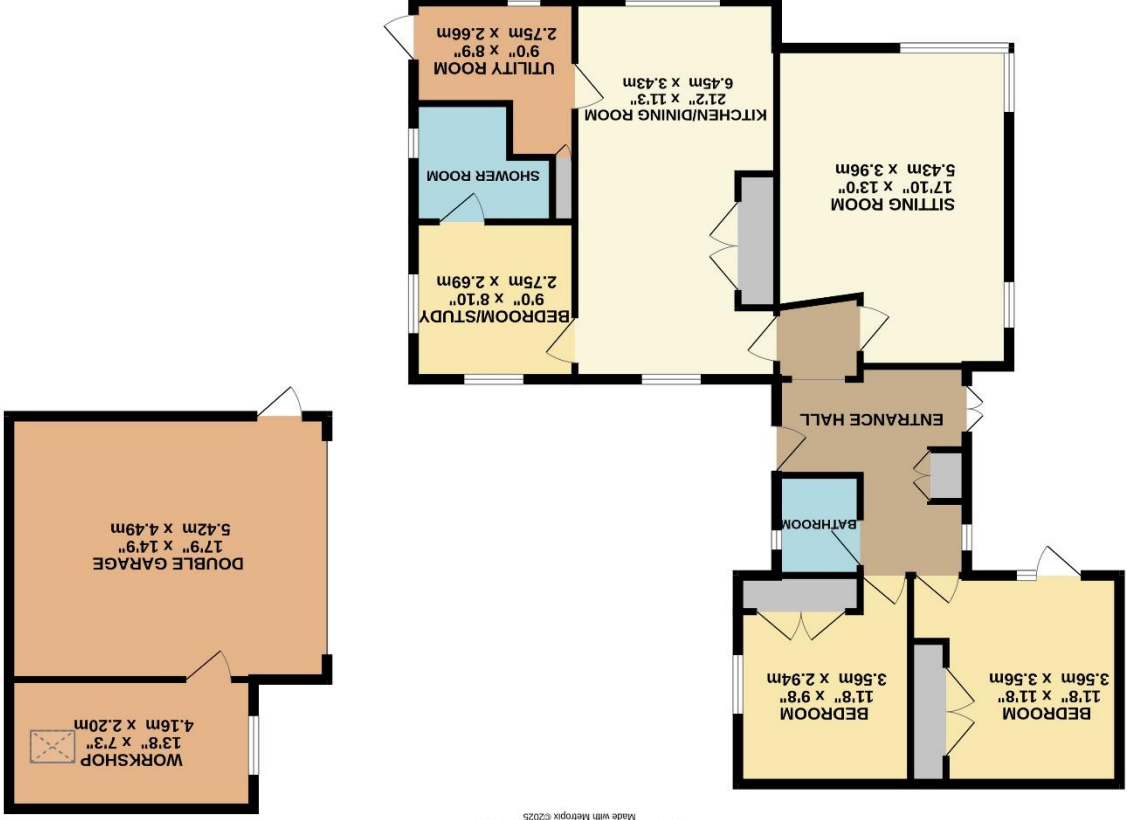


### Nearest Schools

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

## GROUND FLOOR

1394 sq.ft. (129.5 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 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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## WEDMORE OFFICE

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