



The Pound, Banwell Road, Christon, Axbridge, BS26 2XX

£670,000 Freehold

COOPER  
AND  
TANNER







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## Description

Beautiful, stone-built, four-bedroom character cottage, nestled in the Somerset countryside, sympathetically refurbished and renovated blending its unique charm with modern day aesthetics and comfort, and benefiting from landscaped gardens, a delightful summerhouse and off-road parking.

Dating back to the 18th century, it has evolved over the decades becoming the desirable cottage it is today. The latest addition is the conversion in 2022 of the old pantry and utility into a bright, modern kitchen with practical Karndean flooring, warm roof with Velux window, and an oak stable door. The kitchen is fitted with a range of wall and base 'Mayflower' units topped with contrasting quartz worksurfaces, providing space and plumbing for all appliances. The adjoining dining room is full of character with wooden floorboards, window seat and an inglenook fireplace (currently not in use). The adjacent, well-proportioned sitting room, with original beams and a large inglenook housing a woodburning stove, is the perfect place to cosy up on a winter's evening. Stairs lead up to the impressive principal bedroom suite, a large, light and bright room, with French doors opening out to a pretty courtyard. The suite also includes a dressing room and luxurious, contemporary ensuite

with free-standing bath and separate walk-in shower. In addition, there is a cosy yet perfectly formed study, with dual aspect windows making the most of the natural light.

There are two further double bedrooms and one single on the top floor, each bursting with cottage charm and character, and enjoying beautiful views across the open countryside. The bedrooms share a family bathroom featuring a modern suite with bath.

## Outside

At the rear of the property, a large courtyard garden provides an excellent space for entertaining and can be accessed from the kitchen or principal bedroom suite. A gate in a pretty stone wall leads through to the side garden, laid to lawn and well stocked with fruit trees and shrubs. A fabulous summer house provides an additional and versatile space to relax and at the rear of the garden there is a vegetable patch and recently constructed green house, while a large shed provides handy storage space. The driveway to the side of the cottage provides parking for two cars, and there are electricity points, a water supply and wood store.

















## Location

The property is situated in the sought-after hamlet of Christon, an Area of Outstanding Natural Beauty with wooded areas surrounded by wonderful country lanes, ideal for dog walkers and horse riding. The villages of Christon and nearby Loxton enjoy a close relationship and benefit from an active social calendar, a village cafe in Loxton and community mini bus (free to residents), all of which result in a strong sense of community. There are a range of nearby leisure facilities focused mainly on outdoor pursuits, and the coastal towns of Weston-super-Mare & Burnham-on-Sea are within easy reach providing shopping and banking facilities together with their popular sea fronts. Cheddar and Axbridge are both within short driving distance and there is easy access to the M5 (junctions 21 & 22), providing excellent commuting links to Bristol, Taunton etc. The nearest mainline railway stations can be found in Worle & Weston-super-Mare, and Bristol Airport is approximately 13 miles away.

## Directions

From Cooper and Tanner's office in Wedmore, drive up Church Street, taking the first right turning onto Lascot Hill. Follow this road for 4.7 miles until it meets the A38 in Weare. Turn right at this junction and follow the A38 for 0.6 miles taking a left hand turn onto Old Coach Road. Follow this road for 0.6 miles and then take a left hand turn at the T junction onto Webbington Road. Follow this road for 2.6 miles passing through the village of Loxton and straight onto Christon Road. Follow Christon Road for a mile. Just past the left hand turning for Weston Lane continue straight onto Banwell Lane. The Pound is the first property on the left-hand side.



**Local Information:** Christon

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Oil

**Services:** Mains electricity, water. Private drainage.

**Tenure:** Freehold



### Motorway Links

- M5
- J21 & J22



### Train Links

- Worle
- Weston-super-Mare

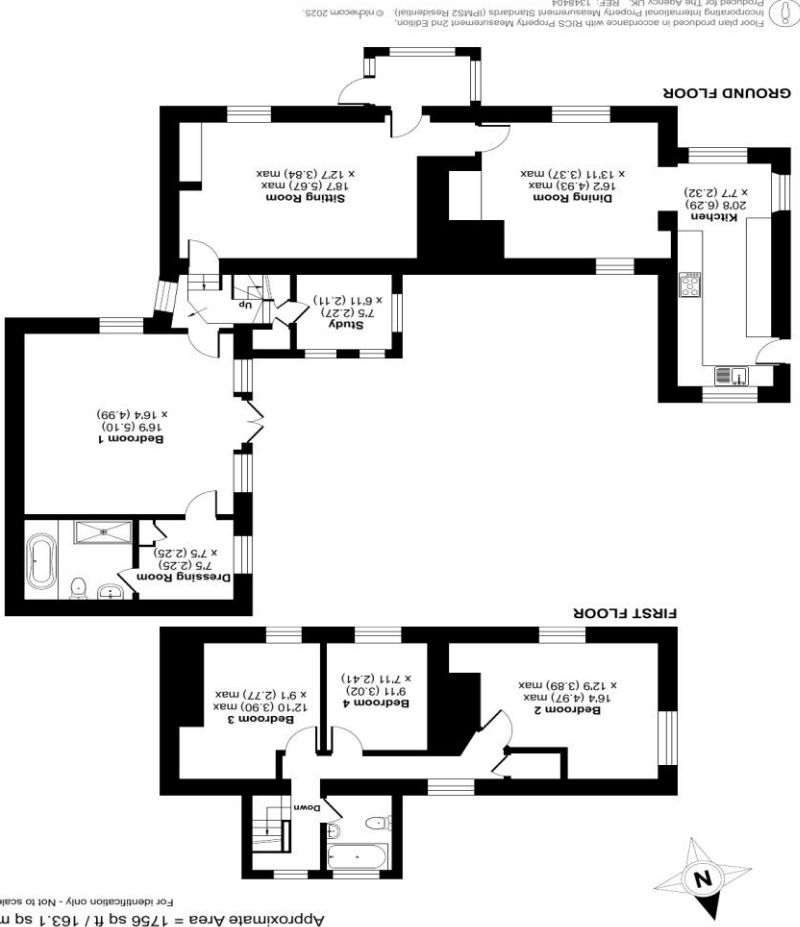


### Nearest Schools

- Lymsham First School
- Hugh Sexey Middle School
- Kings of Wessex / Churchill

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Approximate Area = 1756 sq ft / 163.1 sq m  
For identification only - Not to scale



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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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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