



Paddons, Kingsway, Tarnock BS26 2SQ

Guide price £675,000 Freehold

COOPER
AND
TANNER



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 5  4  2  1 Acre EPC E

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Situated in this rural idyll with breath-taking views all round, this four-bedroom individual property is a warm and welcoming home, with a separate one-bedroom annexe and outbuildings. Paddons is situated on a corner plot with no near neighbours and has been extended over the years to create a flexible and versatile property in an acre of level grounds.

On the ground floor of the house there are three good sized reception rooms; a bright dining room to the front of the house, a 27 ft long sitting room warmed by a wood burner set in an attractive brick fireplace and a large L shaped living room with modern feature wood burner in the corner of the room. French doors lead into a large conservatory overlooking the land beyond. There are two bedrooms to the rear of the property on the ground floor enjoying lovely views of the tranquil landscape. A modern, recently refurbished family shower room and a separate WC are accessed from the useful utility area where there is a door leading to the rear patio. The hallways are home to plenty of storage cupboards so there really is a place for everything in this home! The first floor bedrooms have vaulted ceilings and exposed beams and offer wonderful views of the Somerset Levels and Mendip Hills and there is a further stylish shower

room on this level and large storage cupboard. The property has double glazing throughout and is warmed by oil central heating.

The annexe offers great potential as either extra living accommodation for family members, a guest suite or holiday/long-term let or as a superb studio or office space. French doors lead into the bright living room and fitted kitchen and a door leads into the bedroom with its en-suite shower room. To the side of annexe is a glazed south-facing garden room/potting shed.

Outside

Paddons sits in a plot of just over 1 acre of flat gardens/paddock, classed as agricultural land. Through the five bar gate there is ample parking for at least a dozen vehicles on a large gravelled driveway. The gardens are enclosed with hedging, stone walls and wooden fencing and offer plenty of scope for animals, entertaining and relaxing in this peaceful location. Outbuildings include a single garage and block-built double stable block with tack room. A hard standing area also provides the option for a caravan or additional accommodation in the grounds.









Location

The hamlet of Tarnock is situated on the A38, Bristol to Taunton Road, and has local facilities within reach. The medieval town of Axbridge lies a few miles to the north with its excellent range of shopping, social and recreational facilities. The surrounding area is well-known for its beauty and country activities available including riding, walking, fishing and sailing. Kings Fitness and Leisure Centre in Cheddar is an excellent local sports' complex with a 25m swimming pool. Renowned golf courses can be found locally at Wedmore and Burnham-on-Sea. Tarnock falls within the Wessex Learning Trust, a three-tier schooling system, and is in the catchment for Weare First School, Hugh Sexey Middle School, and Kings of Wessex Academy. Bristol, Weston-super-Mare and Wells are within daily commuting distance and there is access to the national motorway network at M5 Junction 22, a few miles to the south.

Directions

Heading south on the A38 from the Bristol direction, pass through Lower Weare and Biddisham, enter Tarnock and take the first on the left onto Kingsway heading towards Mark, continue along this road for 0.8 mile and Paddons will be found on the right-hand side.



Local Information Tarnock

Local Council: Sedgemoor

Council Tax Band:

Heating: Oil central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge Train Station



Nearest Schools

- Weare Academy First School
- Hugh Sexey Middle School
- Kings of Wessex Academy and Sixth Form



PADDONS, KINGSWAY, TARNOCK, AXBRIDGE, SOMERSET, BS26 2SQ

TOTAL FLOOR AREA : 3011 sq.ft. (279.7 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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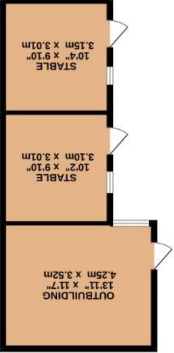
1ST FLOOR
596 sq ft. (55.0 sq m.) approx.



GROUND FLOOR
2118 sq ft. (196.8 sq m.) approx.



OUTBUILDINGS
537 sq ft. (49.9 sq m.) approx.



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