



Highfield, Badgworth Lane, Badgworth BS26 2QW

£850,000 Freehold

COOPER
AND
TANNER



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 5  3  3  0.8 Acre EPC ? £850,000 Freehold

Description

The handsome red brick façade of this early 20th century five-bedroom home houses beautifully proportioned, elegant rooms, set on an extensive, elevated plot with exceptional rural views.

On a leafy lane, on the edge of the village, this well-loved home and surrounding gardens is awaiting a new lease of life. Highfield is a substantial property, but the exterior is deceptively more modest than its interior with its spacious rooms, high ceilings, and large windows which allow light to flood in and which frame the far-reaching countryside views. The property spans the decades from the faded, genteel elegance of the reception rooms to the more contemporary, open-plan kitchen and breakfast room with glazed doors to the terrace and gardens. The kitchen is fitted with a range of Bentons traditional, bespoke, base and wall units with a central island, topped with contrasting natural stone and wooden work surfaces. The oil-fired Aga is a beautiful feature but has not been in use for at least five years. Integrated appliances include an electric double oven, a microwave, a gas hob and a dishwasher. There is plenty of space for further storage and appliances in the adjacent scullery and rear lobby where there is access to the side and rear of the property.

The two large reception rooms on the south side of the house benefit from wide, high sash windows and feature fireplaces, one with an open fire and

the other with a Jetmaster fire. Currently one of the rooms is the spacious sitting room and the other is used as a formal dining room. For a more intimate setting, the third reception room, adjoining the kitchen, offers a cosier retreat with its log burning stove. On the ground floor there is also a cloakroom with WC and bath.

The five bedrooms are upstairs, four of which are spacious, well-proportioned, double rooms, all with high ceilings and tall windows. The principal bedroom has lovely sash windows which look out across countryside, and the bedroom benefits from an ensuite shower room. In one of the other bedrooms there is a wash-hand basin, vanity unit and built-in wardrobes. All the rooms share a family bathroom.

Outside, the property is accessed via a five-bar gate across a driveway to the front of the house. The shingle driveway is level with plenty of parking for multiple vehicles. Gardens stretch out on two sides providing a blank canvas for the green fingered or a fabulous playground for an active outdoors family. A paved terrace, with a summer house, spans the rear of the property and extends the entertaining and relaxing space into the gardens to make the most of the breathtaking views. Steps lead down from the terrace to an outdoor swimming pool.









Location

Badgworth is a sought-after, tranquil and rural hamlet situated between the historic village of Wedmore and the A38, close to the Medieval town of Axbridge and the thriving village of Cheddar, with direct links to Bristol International Airport and the M5 junction 22. Local amenities include Badgworth Brewhouse, The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop; and the Ad Astra Cider Barn. The nearby village of Wedmore provides a wide range of retail and leisure facilities. Excellent sport facilities are available in surrounding towns and villages, including the championship Burnham and Berrow Golf Club on the coast, about a 15 minute drive away. 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.

Directions

From the A38 take Church Lane, signposted to Badgworth, and follow the lane through the village and into Badgworth Lane. Highfield is the last house on the right. You are welcome to park on the driveway for your viewing.



Local Information Badgworth

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil Central Heating

Services: Mains water and private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Worle
- Weston-super-Mare



Nearest Schools

- Kings of Wessex, Cheddar
- Hugh Sexey Middle School
- Weare First School



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



GROUND FLOOR
1538 sq.ft. (142.9 sq.m.) approx.

TOTAL FLOOR AREA : 2620 sq.ft. (243.4 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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