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UNDERHILL COTTAGE, STONE ALLERTON, AXBRIDGE, SOMERSET, BS26 2NR

Charming detached Grade II listed character cottage set in beautifully landscaped gardens

Spacious accommodation of some 1,709 sq ft

Renovated and refurbished to the highest standard

Living room with multi-fuel stove

Sitting room with inglenook and multi-fuel stove

Bespoke kitchen with integrated appliances

Utility area

Downstairs shower room

2 separate staircases

Four bedrooms

Stylish bathroom

Some underfloor heating

Self-contained studio/office

Double garage

Plenty of off street parking

Large rear garden, total plot of over 1/5th of an acre

This charming Grade II listed character property dates back in parts to the early 18th century, with later additions and has been sympathetically renovated and refurbished to the highest standard, resulting in the perfect blend of character features and modern day convenience. The property is situated in the pretty Somerset village of Stone Allerton, only a few minutes drive from the A38 providing easy access to Bristol or M5 motorway (junction 22).

The character features are immediately obvious, with the front door believed to have been originally a church door, which leads into the living room, which is a charming room with window seat and stone open fireplace with multi-fuel stove and cupboards to each side (one concealing the T.V.). There is a rear lobby leading out to the rear garden. There is a second sitting room, which has an inglenook fireplace, also housing a multi-fuel stove, which also has an original bread oven to the side.

Continuing through to the kitchen, there are lovely bespoke units, with an electric Aga and Belfast sink and integrated dishwasher. The stone tiled floor has underfloor heating. There is a utility room and wet room with shower, W.C., and wash hand basin.

The dining room is spacious and also has stone tiled flooring with underfloor heating and a stable door to the rear garden.

There are 2 staircases, with the main one rising from the living room to the first floor landing, off which are 4 bedrooms, plus a family bathroom and a separate W.C. to one end, where the second staircase leads down to the utility room.

There is a self-contained studio/office adjoining the main accommodation, ideal for those working from home.





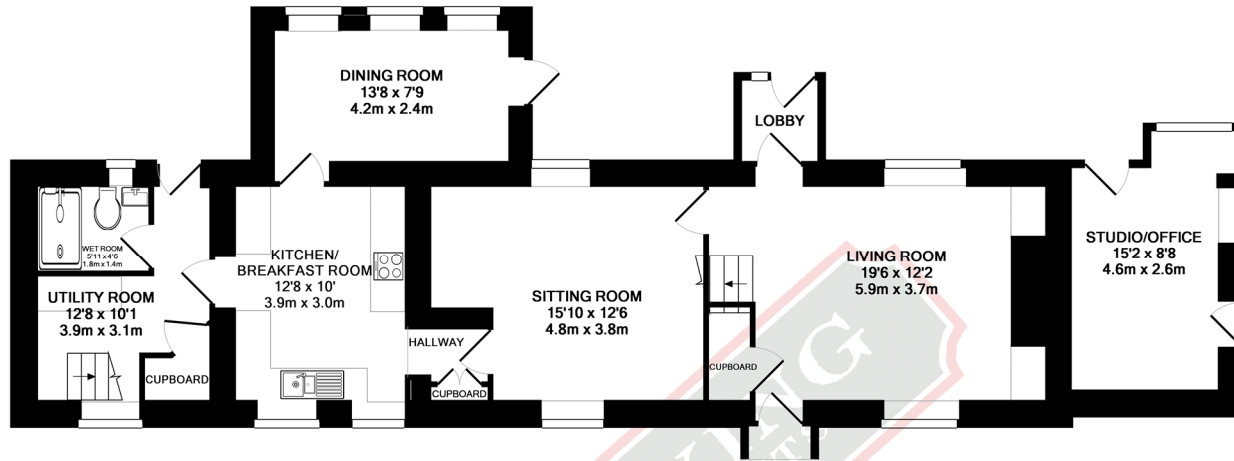
Garden to the front is laid to gravel, with mature shrubs and a pedestrian gate with pathway leads to the front door. Metal gates give vehicular access to a large gravelled driveway providing plenty of parking and a DOUBLE GARAGE, there is a useful storage area to the side. Gardens to the rear are attractively landscaped and bounded by natural stone walling, fencing and hedging providing a good degree of privacy. A paved terrace runs the width of the property, with steps leading up to an extensive lawned area.

Stone Allerton is a small village in beautiful countryside with a thriving community. It is undoubtedly one of the most popular residential areas in this part of Somerset. The local public house has recently been refurbished and reopened with a restaurant featuring renowned smoked fish. It also trades during the day as a local farm shop. Wedmore, Cheddar Burnham-On-Sea and Wells all are within easy reach and provide a wide range of facilities. The larger towns of the area including Bristol are within easy commuting distance. Stone Allerton benefits from excellent commuting links including regular bus services. Bristol International Airport is just 18 miles away and nearby train stations from Highbridge and Weston-Super-Mare offer services to London Paddington. There are a number of primary schools within a few miles and a bus service in the village running to the nearby Hugh Sexey Middle School as well as the Kings of Wessex Secondary School.

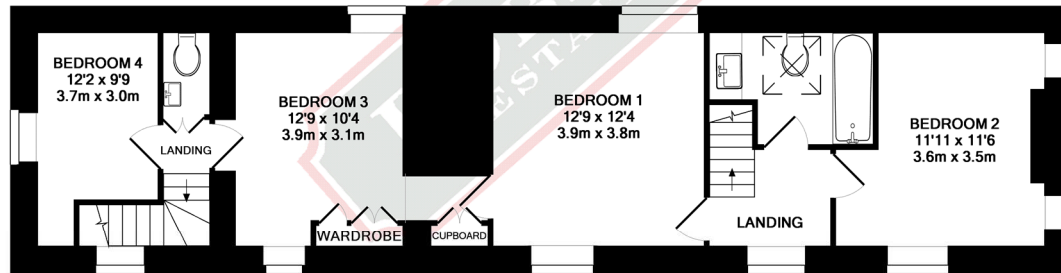
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 1730 SQ.FT. (160.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DIRECTIONS Travelling out of Bristol on the A38, at the Churchill traffic lights go straight ahead, and continue along this road for approximately 6 miles to Lower Weare. Take a left turn signed Weare and Stone Allerton into Nottinghill Way. Continue, then turn right into Dunkery Road, signposted to Stone Allerton, through the village, where the property will be found on the left hand side towards the end of the village.

SERVICES – Oil central heating (no mains gas), private drainage (septic tank).

LOCAL AUTHORITY – Sedgemoor District Council – Tel 0300 303 7801 – Band F £2,173.74 (2016/17) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Underhill Cottage, Stone Allerton, AXBRIDGE, BS26 2NR
 Dwelling type: Detached house
 Date of assessment: 30 April 2008
 Date of certificate: 30 April 2008
 Reference number: 7208-1093-6284-4278-1050
 Total floor area: 162 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
F	G	F	G
28	36	26	33

England & Wales EU Directive 2002/91/EC
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
 The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	437 kWh/m ² per year	372 kWh/m ² per year
Carbon dioxide emissions	14 tonnes per year	12 tonnes per year
Lighting	£139 per year	£71 per year
Heating	£1,655 per year	£1,454 per year
Hot water	£169 per year	£143 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
 For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energy-saving-trust.org.uk/myhome