



Robin King | Estate Agents

RACKLEY BARN, RACKLEY LANE, COMPTON BISHOP, AXBRIDGE, BS26 2HJ

Superb detached barn, converted to a high standard in 2007

Approximately 1,383 sq ft of character accommodation

5 acres of paddock land, with stabling, perfect for equestrian use

Surrounded by glorious countryside with views to both front and rear

Welcoming entrance hall

‘Broken-plan’ ground floor accommodation with kitchen, dining area, and sitting room

Utility room and downstairs cloakroom

3 double bedrooms, 1 with ensuite

Stylish family bathroom

South-facing rear garden with Scandinavian style studio/home office with power, light, heating and broadband

Outbuilding with planning permission to convert to home office and gym

Situated in the historic hamlet of Rackley, near to Compton Bishop and Axbridge close to an AONB

Ample off street parking and space for garage/carport

Rackley Barn is situated in a glorious rural location, in the hamlet of Rackley, which is close to Compton Bishop and the Mendip Hills. It is ideally suited to those with equestrian interests as the property comes with 2 paddocks, totalling 5 acres, with stabling and mains water. The barn was converted to a high standard in 2007 and the accommodation of some 1,383 sq ft flows well with a ‘broken-plan’ layout to the ground floor and 3 double bedrooms to the first floor.

A large glazed entrance leads into the hall area with a high quality laminate floor, which flows through the ground floor, which is great ‘broken-plan’ design. The sitting room is a perfect family space with a fantastic fireplace with wood-burning stove. This follows round to the dining area, then again round to the spacious kitchen, which has an excellent range of cream units plus a double oven, halogen hob and space for fridge/freezer and dishwasher.

A utility/boot room is a practical space with plumbing for washing machine, space for tumble dryer and an oil fired boiler. There is a stylish downstairs cloakroom off the utility.

Stairs lead from the hall to the galleried landing, with a spacious double bedroom to the right, with dual aspect windows, both with expansive rural views, to the front over your own paddock land. A superb family bathroom is adjacent, which has been recently re-fitted and has a large walk-in shower. Continuing to the other side of the landing there are 2 further double bedrooms, 1 with an ensuite shower room.





The property sits in generous gardens, and has the additional benefit of owning 2 paddocks immediately opposite, which total over 5 acres, with stabling and field shelter. There are numerous footpaths and bridleways on the doorstep. Agent's note – a public footpath runs across one of the paddocks.

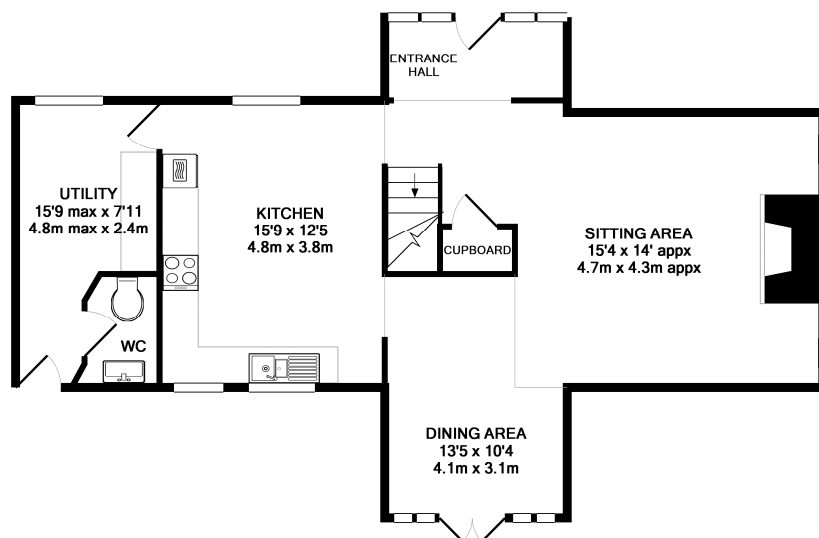
The rear garden is south-facing and is mainly laid to lawn, plus an attractive area to the side with raised vegetable beds and space for a greenhouse. There is also a gravelled seating area and a gate through to the extensive gravelled parking. There is plenty of space to erect a garage/carport, subject to planning. A Scandinavian style home office has power, light, heating and broadband. A large outbuilding, measuring approximately 16mx4.5m, has planning permission to convert to a home office/gym (Sedgemoor District Council ref 21/17/00009, granted Jan 2018).

The property is situated in the hamlet of Rackley, close to the small village of Compton Bishop, with St Andrews Church dating from the 13th century, close to National Trust land including Crook Peak, forming part of the Mendip Hills Area of Outstanding Natural Beauty. The nearby historic towns of Axbridge, Cheddar and Wedmore provide good local shopping, pubs and hotels etc. Access to M5 motorway at junctions 21 and 22 approximately 7 miles away.

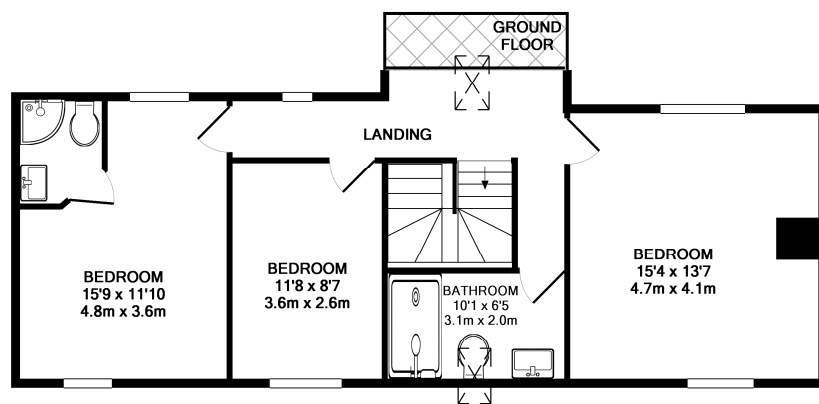
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1383 SQ.FT. (128.5 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 Proceed down the A38 travelling south from Bristol. At the bottom of Shute Shelve Hill, turn right signposted Cross, continue towards Compton Bishop, shortly after the turning on the right into Compton Bishop turn left into Rackley Lane where the property will be found to the left hand side.

SERVICES – oil central heating, private drainage

LOCAL AUTHORITY – Sedgemoor District Council – Band F £2,390.69 (2018/19) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

