



THE GALTONS

Loxton, BS26 2XP

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

THE GALTONS

Christon Road, Loxton BS26 2XP

Interesting detached house in superb location with south facing views and land amounting to approximately 3.915 acres.

- Detached house
- Land
- Views
- Three/four bedrooms
- Two reception rooms
- Live in kitchen
- Stables
- Agricultural building
- Private drive
- Lovely garden
- Orchard
- In all about 3.915 acres
- EPC Rating: G

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DESCRIPTION

Tucked away up a private drive commanding superb south facing views is The Galtons – named after Erasmus Galton (1815-1909) Lord of the Manor of Loxton. The property was held in the estate until the present owners family purchased some 42 years ago and it is the first time on the market. The house sits in a secluded valley protected from the west and northerly weather by the Mendip Hills (AONB). The private drive leads beside the land to the house, which has been modernised by the present owners, but still retains an interesting charm of its era.

SITUATION

The Galtons is located off Christon Road on the outskirts of Loxton which nestles in the lea of the Mendip Hills in an area of outstanding natural beauty, with views to Crook Peak. The main facilities in the village include a church, a country club/hotel, and a local garage. The larger village of Winscombe is approximately 4 miles away where there are shops, banks, chemist, library, etc.

ACCOMMODATION

Laid over two floors has good ceiling heights and large windows, taking full advantage of the glorious position and views. The interior has a distinct 'Arts and Crafts' feel and is light and airy.

A front stable door leads into a central hall which has timber panelling and ledge and braced stripped timber doors either side to the principle rooms. The sitting room has a high timbered ceiling and open stone fireplace. An inner hall from the sitting room is used as a study area with a second staircase to the first floor, and door into ground floor bath and shower room. There is also a bedroom on the ground floor presently used as a large study. Off the main hall is a door into cloakroom. A door leads into the 'live in' kitchen and dining room. The kitchen is fitted with a range of floor and wall units with walk in pantry and space for range cooker. The dining area is a good size and the whole has a tessellated tiled floor and windows to front and rear. A staircase at one end leads to another first floor landing. Beyond the kitchen is a large utility room and porch to the outside. The two staircases either end of the house lead up to two independent double bedrooms. The first bedroom has a magnificent view to the south and en suite shower room. The second has a side window with view over the garden.

OUTSIDE

A private drive leads from Christon Road up to The Galtons. There is a STABLE YARD on one side with two timber stables with tack and feed room beside and a large well surfaced yard to the other with AGRICULTURAL BUILDING and access into the land.

The house stands slightly above the entrance with gardens on all sides. A productive veg garden to the rear leads around to the lawned side garden with Beech hedge border which in turn leads onto a terrace beside and in front of the house with a lower lawn – of marquee proportions! Its history as an estate house is indicated by the iron railings that border the garden. There is a GREENHOUSE AND TWO SHEDS in the garden.

LAND

Amounting to 3.915 acres and divided into two fields and large garden. The land lies to the south of the house, which is slightly elevated and gives a good view over. There are two main areas of fertile pasture.

Further land available by separate negotiation

GUIDE PRICE £665,000

LOCAL AUTHORITY North Somerset Council

VIEWING

Strictly by appointment with the Agents:
David James & Partners Ltd. Tel: 01934 864300

REFERENCE 25397/26062017
Amendment I 25397/22012018

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

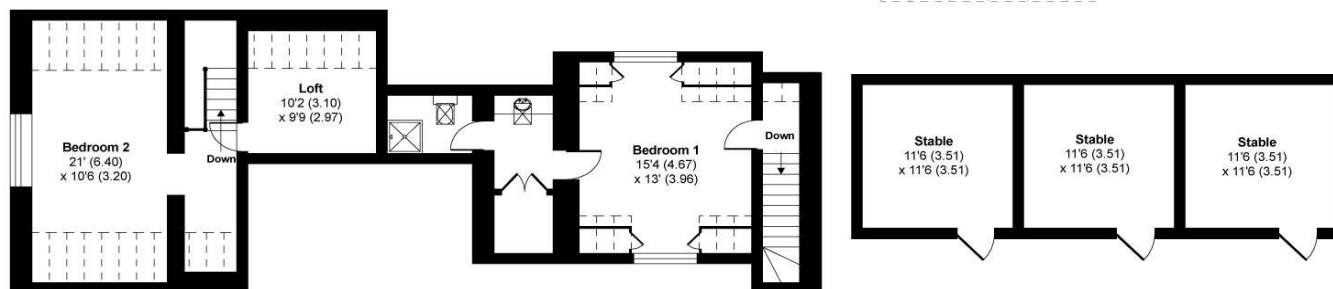
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

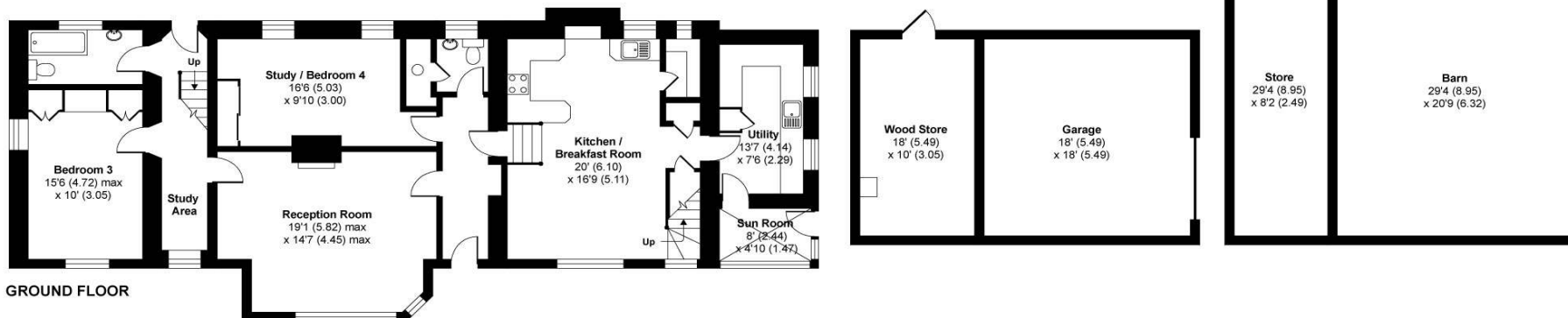


Christon Road, Loxton, Axbridge, BS26

APPROX. GROSS INTERNAL FLOOR AREA 2354 SQ FT 218.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / STABLES / BARN / STORES)

Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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