



Seneschal
Stone Allerton, Axbridge, BS26 2NN

debbie fortune



Seneschal Stone Allerton Axbridge BS26 2NN



Occupying a glorious position in the highly sought after village of Stone Allerton, Seneschal is a wonderfully proportioned family home set in generous mature grounds, enjoying spectacular far reaching views.

- Detached character property
- Generous proportion
- Magnificent village setting
- Exceptional views
- Four reception rooms, four/five bedrooms
- Fabulous grounds of approaching an acre
- Large detached double garage/workshop
- Beautifully maintained garden and allotment
- Additional paddock/wildflower meadow
- A wonderful family home

Price: £785,000

DESCRIPTION

Access to this handsome family home is gained via a private gravelled driveway which rises past a beautifully maintained front lawn with well stocked borders displaying a plethora of beautiful flowers and herbaceous plants.

On entering Seneschal you are welcomed by a generous entrance hallway which immediately evokes a sense of space and ground proportion. On the ground floor you will find a good number of reception rooms which provides a variety of current uses including a splendid L-shaped drawing room with superb inglenook fireplace with a triple aspect and even space for a grand piano. There is also a separate second sitting room which enjoys a lovely aspect over the rear garden, a useful office/library which leads to fabulous sun room and a further reception room which was originally the dining room for the house but is currently utilised as a fifth bedrooms. Along with the main reception rooms on the ground floor there is a traditional farmhouse style kitchen which leads through to a spacious utility room, boot room and laundry room. Completing the ground floor accommodation is a handy shower room and separate WC and a further large walk in cupboard.

On the first floor you will find four bedrooms which all benefit from varying and appealing outlooks over the local countryside and the stunning rooftops of the houses in the village. The four bedrooms are served by a large family bathroom complete with separate shower cubicle and bath, and an additional separate WC. Several of the bedrooms have the added advantage of having built in wardrobes and cupboards with further storage cupboards off the first floor landing.

It is externally that the property really comes into its own, for what can be found beyond the house is a simply magical garden which would be the envy of most country houses. To the rear of the house you will find a magnificent mature rear garden which is enclosed by a majestic stone wall and features a large stone terrace and decked dining area with a manicured lawn which is flanked by well stocked borders displaying beautiful flowers, small trees and shrubs. Just below the formal lawn and shielded by several specimen trees is a productive and flourishing vegetable and fruit garden yielding a healthy stock of different produce from strawberries to greens and salads to herbs.

Positioned to the rear of the main garden and accessed via a wrought iron gate with beautiful wrought iron arch over is a quite unexpected and fabulous addition to the property, a large enclosed paddock and wildflower meadow with Koi pond and further fruit trees. This truly enchanting expanse provides breathtaking panoramic views towards the Severn Estuary and creates a lovely oasis from which to enjoy the far reaching vista and observe the wonderful wildlife flourishing in this protected haven.

The property is also blessed with ample parking for several vehicles, a large double garage/workshop, separate garden storage unit and potting shed.

Seneschal is a home that without question offers far more than originally meets the eye. The superb elevated position, glorious gardens and flexible accommodation truly justifies a closer inspection to fully appreciate all that this magnificent and individual property has to offer.

DIRECTIONS

Travelling south on the A38 from Bristol, proceed past the turning for Axbridge and take the next turning on the left sign posted for Wedmore and Chapel Allerton. Proceed up Notting Hill Way and take the second turning on the right onto Dunkery Road and proceed down into the village of Stone Allerton. Seneschal can be found a little way down the hill on the left hand side with a Debbie Fortune Estate Agents' 'For Sale' board.

SITUATION

The Somerset village of Stone Allerton and its neighbour, Chapel Allerton, are much sought after, providing rural village life surrounded by beautiful countryside. There are local facilities including a pub and church, with more comprehensive shopping, social and recreation facilities at Wedmore. Schooling is good in the area, being in the catchment area for the Hugh Sexey middle School and the Kings of Wessex senior school, Weare Academy first school rated 'Outstanding'. (We are informed that Stone Allerton is on the bus route for Sexey's School.) The village is within easy reach of the A38 giving excellent access to Bristol and the M5 motorway at Junction 22. The city of Wells and the ancient town of Glastonbury are also in the area. Private schools are also available at Bristol, Wells and Street.

Our vendor says ... We have lived in this lovely location for 35 years. Although the garden was smaller than we were looking for at the time, we were lucky enough to be able to purchase the adjoining field. The views are amazing and there is a great village community.

We have noticed ... Seneschal is truly the house that has it all, excellent proportions, flexible accommodation, magnificent garden, bountiful vegetable gardens and a superb paddock/wildflower meadow. Its position within the village gives a great sense of privacy and yet not isolation and what's more, the recently refurbished and hugely popular country pub the Wheatsheaf Inn is within easy walking distance. What more could you want!

PROPERTY DETAILS

DRAWING ROOM 31' 8" x 20' 4" (9.65m x 6.2m) (maximum)

SITTING ROOM 16' 0" x 12' 10" (4.88m x 3.91m)

DINING ROOM/BEDROOM FIVE 15' 11" x 13' 0" (4.85m x 3.96m)

KITCHEN 12' 8" x 8' 4" (3.86m x 2.54m)

BOOT ROOM 12' 9" x 9' 2" (3.89m x 2.79m)

UTILITY ROOM

SHOWER ROOM

CONSERVATORY 12' 11" x 10' 0" (3.94m x 3.05m)

MASTER BEDROOM 20' 2" x 13' 1" (6.15m x 3.99m)

BEDROOM TWO 13' 6" x 12' 10" (4.11m x 3.91m)

BEDROOM THREE 12' 10" x 11' 4" (3.91m x 3.45m)

BEDROOM FOUR 10' 1" x 8' 5" (3.07m x 2.57m)

BATHROOM 10' 9" x 8' 4" (3.28m x 2.54m)

DOUBLE GARAGE

EPC rating F





Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 153.2 SQ.M.
(166 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 87.7 SQ.M.
(94 SQ.FT.)

TOTAL APPROX. FLOOR AREA 240.9 SQ.M. (2593 SQ.FT.)
While 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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