

LAUREL & WYLDE

E S T A T E A G E N T S



Nut Tree Cottage Rooksbridge Road, Axbridge, BS26 2UD £500,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** WHAT A FABULOUS AND RARE OPPORTUNITY THIS IS *** THREE BEDROOM DETACHED COTTAGE WITH A SEPARATE, LARGE ONE BEDROOM AIR BnB ATTACHED TO THE REAR *** IDEAL FOR SOMEONE LOOKING FOR A HOME INCOME / AIR BnB / OR ANYONE THAT HAS A DEPENDANT RELATIVE ETC *** SITTING ROOM *** LARGE KITCHEN / DINING & FAMILY ROOM *** UTILITY & CLOAKROOM *** ANNEXE / AIR BnB ALSO HAS A LARGE KITCHEN / DINING & FAMILY ROOM, A UTILITY & CLOAKROOM AND A LARGE BEDROOM WITH A FABULOUS WET ROOM OFF *** DECENT PLOT *** LARGE DETACHED CAR PORT *** AMPLE OFF STREET PARKING *** SHELTERED OUTSIDE ENTERTAINING SPACE *** FISHING STAND ALONGSIDE THE RIVER *** DETACHED GARAGE AND GARDEN PATCH IDEAL FOR ADDITIONAL PARKING, SHOULD IT BE REQUIRED ***

Entrance

Access into the main kitchen/family room through a wooden glazed stable door.

Kitchen/Family/Dining Room

21'3 x 11'8 (6.48m x 3.56m)

A front and side aspect room with UPVC double glazed windows, exposed oak beams, two ceiling lights, tiled flooring, doors to the boiler room and utility/cloakroom and a further door to the sitting room. The kitchen has been fitted with a range of base and eye level units with wooden rolled edge work surfaces, inset one bowl ceramic one bowl sink with a mixer tap over, electric floor standing Aga with two hot plates and two ovens, there is a separate electric ceramic hob and space for a tall fridge/freezer. The dining/family area has ample space for a table and chairs, radiator.

Boiler Cupboard

A useful cupboard housing the Worcester oil fired boiler system with a side aspect UPVC double glazed window. This would also be ideal for a storage or clothes drying room.

Utility Room

13 x 7'8 (3.96m x 2.34m)

A useful rear aspect room with a UPVC double glazed window, ceiling light, wall light, tiled flooring, radiator, low level WC, ceramic Belfast sink with a mixer tap over, a range of base and eye level units with wooden square edge work surfaces, space and plumbing for a washing machine.

Sitting Room

13'3 x 12'2 (4.04m x 3.71m)

A front aspect room with a UPVC double glazed window, ceiling light, solid oak wooden flooring, feature cast iron faux fireplace with a wooden outer surround and mantle, exposed original brickwork, understairs storage cupboard and a radiator.

Inner Hallway/Entrance Hall

Ceiling light, exposed original beams, wooden glazed front door, solid oak wooden flooring, radiator, two ceiling lights stairs leading to the first floor landing and door to the ground floor bedroom.

Ground Floor Bedroom

12'7 x 12'2 (3.84m x 3.71m)

This could be used as an additional reception room but is currently set up as a bedroom with a front aspect UPVC double glazed window, parquet style wooden flooring, radiator and a feature Victorian cast iron gas fireplace with a paved hearth, four wall lights, exposed brickwork and exposed original beams.

First Floor Landing

Two wall lights, wooden double glazed Velux style roof lights and doors to bedrooms one, two and the family bathroom and the airing cupboard.

Bedroom

12'5 x 10'3 (3.78m x 3.12m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator and a feature cast iron faux fireplace and exposed original beam.

Bedroom Two

10'7 x 10'3 (3.23m x 3.12m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, exposed original beams and brickwork and two doors to the built in wardrobes.

Family Bathroom

A front aspect room with arched double glazed sash window, ceiling light, loft hatch giving access to the roof space, low level WC, vanity units incorporating wash hand basin with twin taps and a timber panel enclosed bath with a tiled surround, chrome mixer tap and shower attachment over.

Annexe Entrance

This could be used as additional living space for the property or for an independent relative or a holiday let. It is attached to the property but has its own separate entrance and garden area. There is an entrance into the living/dining room and kitchen family room space through a wooden double glazed door.

Living/Dining/Kitchen

20'3 (max) x 17'6 (max) (6.17m (max) x 5.33m (max))

A good size room with two sets of UPVC double glazed windows, ceiling spotlights, exposed beams, laminate wooden flooring, exposed original stonework, two radiators, stairs leading to the first floor landing, door to the utility/cloakroom with a kitchen area. The kitchen has been fitted with a range of base and eye level units with rolled edge work surfaces, inset one bowl stainless steel sink with adjacent drainer and mixer tap, integrated oven with a four ring hob, space for a fridge freezer. The living/dining room has ample space for a range of dining furniture

Utility/Cloakroom

Ceiling spotlights, extractor fan, tiled flooring, radiator, vanity units incorporating wash hand basin with a chrome mixer tap, low level WC with a hidden cistern and a rolled edge worktop with space and plumbing for a washing machine underneath and a wall mounted gas fired combination boiler system supplying domestic hot water and heating for the annexe.

Bedroom Suite

17'6 x 12'3 (5.33m x 3.73m)

A fabulous area with side aspect UPVC double glazed windows providing fabulous views to the East side across Crook Peak, The Mendips and Cheddar Gorge, exposed ceiling beams, ceiling spotlights, loft hatch giving access to the roof space, exposed original brick walling, radiator and with a door to the en suite shower room.

En Suite

7'6 x 7'4 (2.29m x 2.24m)

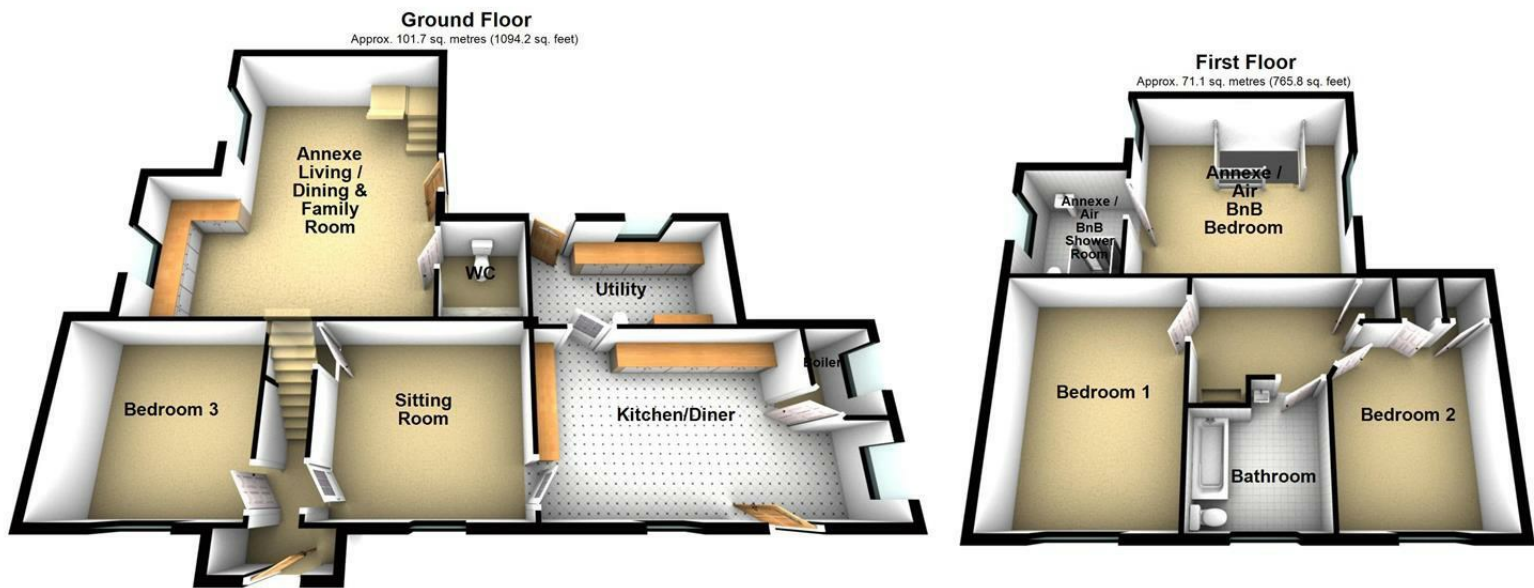
Set up as a wet room area with a side aspect UPVC double glazed window, exposed ceiling beams, ceiling spotlights, extractor fan, tiled flooring, heated towel rail, low level WC, vanity units incorporating a wash hand basin with a chrome mixer tap over and a lovely size walk in room style shower area with a glazed shower screen, UPVC clad walls and a mains shower system over.

Garden

Entrance to the side of the property. There are two garden areas, a low maintenance one initially to the side of the main house and with a pedestrian gated access to the annexe garden which again has been laid for low maintenance with mostly patio/paving with a range of flower and shrub beds and borders.

Driveway and Gardens to the Main Property

These gardens are all to the front accessed from the road into the driveway which provides off street parking for at least six cars and leads up to the very large timber built car port, this in turn leads onto the gardens which have been laid to a mixture of block paved walkways, lawned areas, a concrete area to the immediate front of the property and with a range of flower and shrub borders throughout. There is an outside shed and a sheltered entertaining space outside the kitchen/family room with a little bar be que area, power, lighting and ample space for outdoor living furniture.



Total area: approx. 172.8 sq. metres (1859.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	