

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 3 Kennel Lane, Axbridge, BS26 2HS £575,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* PERIOD THREE BEDROOM SEMI DETACHED \*\*\* WARM AND INVITING HOME WITH OUTSTANDING, FAR REACHING VIEWS FROM EVERY WINDOW \*\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*\* ORIGINAL FEATURES \*\*\* KITCHEN/FAMILY/DINING ROOM \*\*\* LIVING ROOM \*\*\* SECOND SITTING ROOM/BEDROOM FOUR \*\*\* STUDY/PANTRY ROOM WITH FLOOR TO CEILING SHELVING \*\*\* DOWNSTAIRS SHOWER ROOM \*\*\* THREE DOUBLE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* UNIQUE OPPORTUNITY IN A MAGICAL SETTING \*\*\* FABULOUS WELL ESTABLISHED GARDENS WITH PLENTY OF STORAGE \*\*\* OFF STREET PARKING \*\*\* NO ONWARD CHAIN \*\*\* EPC BAND E \*\*\* COUNCIL TAX BAND E \*\*\*

### Porch

Quarry tiled flooring, access via a wooden door with inset glazed panel and adjacent glazed wooden window leading into the hallway.

### Hallway

Has ceiling light, doors to the living room, and second reception room/occasional fourth bedroom, stairs to first floor landing.

### Second Reception Room

Is a front aspect room with a UPVC double glazed window offering amazing views of Brent Knoll, The Quantocks and Somerset Levels, ceiling light, wall mounted electric storage heater, feature cast iron open fireplace with wooden mantel sat on a tiled hearth.



### Living Room

Is a front aspect room with a UPVC double glazed window again offering those amazing views, ceiling light, feature cast iron wood burning stove sat on a slate hearth with wooden mantel over, either side is built in shelving and cupboards, a large opening looking into the dining room, door to the kitchen/dining room.



### Kitchen/Diner/Family Room

Is a rear aspect room with two UPVC double glazed windows, two ceiling lights with rotating spotlights, tile effect vinyl flooring, electric heater. The Kitchen has been fitted with base units with a square edge work surface over, one and half bowl stainless steel sink with mixer tap over, space for a cooker, space for a washer/dryer, space for a tall fridge/freezer, there is an opening into a downstairs storage space, built in wall shelving, door to a downstairs shower room and an original latch door to a walk in pantry/sudy.





### Walk in Pantry/Study

A rear aspect room with UPVC double glazed window, floor to ceiling shelving, ceiling light, brick flooring, original latch door to the garden.



### Landing

Ceiling light, panel heater, front aspect UPVC double glazed window, with amazing views again, doors to bedrooms one, two, three and family bathroom.



### Main Bedroom

Is a dual aspect room with UPVC double glazed windows, ceiling light, electric storage heater, an original cast iron Victorian fireplace sat on a tiled hearth.



### Shower Room

A rear aspect and side aspect room with ceiling spotlights, loft hatch giving access to a roof space, ceiling fan, wall mounted electric heater, wood effect vinyl flooring, low level WC, wash hand basin, step in corner shower cubicle housing an electric shower.



### Bedroom Two

Is a rear aspect room with a UPVC double glazed window, offering glorious views over the rear garden, fields and Mendip Hills and Crook Peak! Ceiling light, storage heater, cast iron fireplace, there is an airing cupboard housing the immersion heater



### Family Bathroom

A rear aspect room with a UPVC double glazed window overlooking the rear garden, vinyl flooring, ceiling light, loft hatch giving access to the roof space, ladder style radiator, low level WC, pedestal wash hand basin, panel enclosed bath.



### Bedroom Three

A front aspect room with a UPVC double glazed window, again with those fantastic views, ceiling, striped and stained original wooden flooring, wall mounted electric heater, built in cupboard/wardrobe, there is a cast iron fireplace sat on a tiled hearth.



### Typical View from Upstairs



## Front Garden

Accessed via a wrought iron picket gate with stone steps with a wooden handle rail leading to the main section of garden. Either side of these steps are well established flower, shrub and tree tiered levels, each broken up by original stone walls. On each level there is a seating space. A central path with lawns either side lead you to the front door. The lawns have beautiful, well established flower, shrub and tree borders. The lawn sweeps round the side of the property to the rear garden..



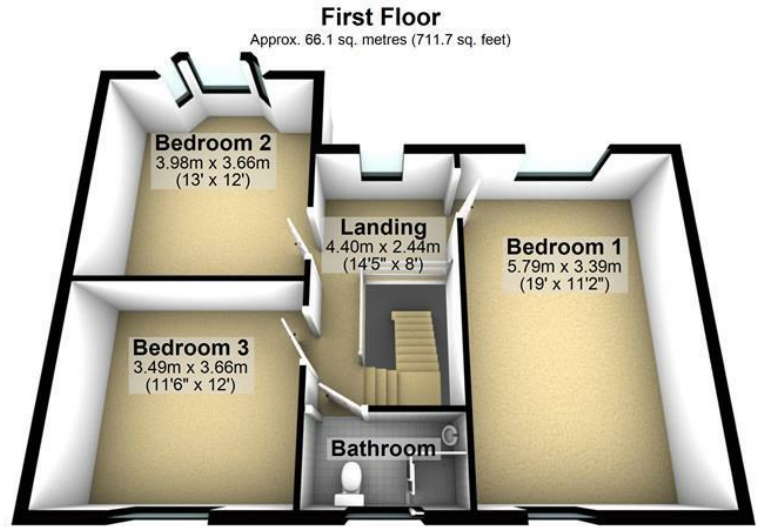
## Rear Garden

The rear garden has a large expanse of lawn enclosed by original stone walls with well established flower, shrub and tree borders. There are several sheds for storage (five in total), with a pergola sat between two sheds. Sat in an Area of Outstanding Natural Beauty, these delightful and tranquil gardens are simply breathtaking with the most outstanding views of The Mendip Hills, Crook Peak and fields. There are many seating areas to be able to sit peacefully and take it all in.



Drone Shots





Total area: approx. 139.2 sq. metres (1498.1 sq. feet)

