

LAUREL & WYLDE

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



Compton Cottage , Axbridge, BS26 2AJ £750,000

*** PERIOD PROPERTY WITH A MODERN EXTENSION *** EXCEPTIONALLY WARM AND INVITING *** FIVE GOOD SIZE BEDROOMS *** VERSATILE ACCOMMODATION *** MANY PERIOD FEATURES THROUGHOUT *** LIVING ROOM *** TWO RECEPTION ROOMS AND LARGE FARMHOUSE KITCHEN/BREAKFAST ROOM *** UTILITY *** DOWNSTAIRS SHOWER ROOM *** DOWNSTAIRS BEDROOM *** BEAUTIFUL AND SECURE ENCLOSED REAR GARDEN *** SOLAR PANELS *** OFF STREET PARKING *** LOVELY FAMILY HOME IN AN OUTSTANDING SCHOOLS CATCHMENTS AREA *** STONE OUTBUILDING/LOG STORE *** STORE ROOM *** COMPTON COTTAGE WOULD MAKE AN IDEAL FAMILY HOME *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND D *** FREEHOLD ***

Vendor Comments -

"All our four children and some of our 11 grandchildren attended local schools to excellent effect. As the grandchildren grew, Compton Cottage became a true family centre with most anniversaries, birthday and feast day parties held here. Nobody missed the alternate-years' Christmas Days with over 20 at lunch. The cottage has been the cradle of a strong family with joy in normal times and comfort in sad times. But now, as grandchildren marry and have their own offsprings, it has served its purpose well and will always hold our affection and valued memories.

Entrance

Access through a large original wooden door.



Family Room

Front aspect original wooden secondary glazed windows with original wooden shutters, exposed original ceiling beams, oak flooring, radiator, rear aspect UPVC double glazed window overlooking the gardens with feature window seat, glazed doors to the living room and kitchen. There is a double-sided open inglenook fireplace with a double-sided cast-iron floor standing log burner on a flagstone hearth, a useful storage cupboard next to the fireplace.



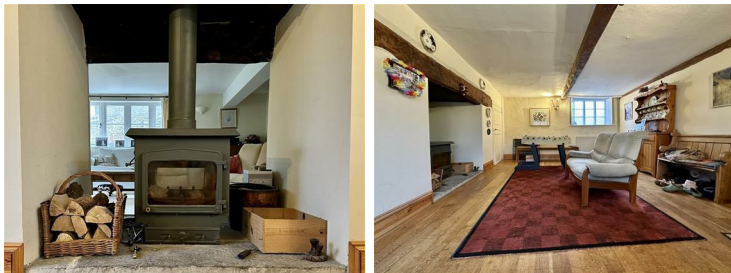
garden. Wall lights, radiator, and the feature fireplace from the family room. High level electrics cupboard.



Kitchen/Diner

A front to back farmhouse style kitchen with a wooden secondary glazed window to the front and a UPVC double glazed window to the rear, exposed original ceiling beams, stone tiled flooring, radiator. There is a feature oak and glazed built walkway with door access and stairs leading to the first-floor landing, useful understairs storage cupboard, radiator, ceiling spotlights, and a wooden glazed door leading to the utility room.

The kitchen has been fitted with a quality range of base and eye level units, granite effect worktops, inset one and a half bowl ceramic sink with adjacent drainer and mixer tap, integrated double oven, ceramic five ring hob, tiled splash backs to all sensitive areas, stainless steel extractor hood, space and plumbing for washing machine, and space for a large American style fridge freezer.



Sitting Room

A rear and side aspect room with hardwood glazed windows and French doors leading out to the rear



Utility Room

A side aspect room with an obscure wooden glazed window, a wooden double glazed window, and a wooden double glazed stable door, tiled flooring, doors to a wet room, cloakroom and garden room, ceiling spotlights, radiator. The utility room has a range of base level units, worktop, one bowl stainless steel sink and drainer with mixer tap. Wall mounted Glow Worm gas fired boiler (installed in September 2024). Space and plumbing for washing machine, space for another fridge freezer, tiled splash backs to all sensitive areas.



Cloackroom

This is a side aspect obscure wood glazed window, ceiling light, extractor fan, tiled flooring, low level wc and a corner wash handbasin with twin taps and tiled splash backs.

Ground Floor Wet Room

A fully tiled room with ceiling spotlights, extractor fan, tiled floor, chrome heated towel rail, pedestal wash hand basin with a chrome mixer tap, and a large open wet room with a large overhead mains shower system.



Garden Room

A lovely side aspect room with hardwood double glazed window and French doors overlooking the garden. A wooden double glazed roof light, solid oak wooden flooring, exposed original ceiling beams, ceiling spotlights, wall lights and two radiators currently with bunk beds serving as a bedroom, but would make a great office or an annex bedroom.



En-Suite

A part tiled front aspect room with a wooden double glazed Velux roof light, ceiling spotlights, extractor fan, tiled flooring, heated towel rails, low level wc, pedestal wash hand basin with a chrome mixer tap and a large panel enclosed bath with a chrome mixer tap, glazed shower screen and a wall mounted shower system.

Stairs To First Floor



Master Bedroom

A side and rear aspect room with hardwood double glazed windows, wall lights, two radiators and a door to the ensuite bathroom.

Bedroom Two

A rear aspect room with hardwood double glazed windows, ceiling light, radiator.



Bedroom Three

A rear aspect room with hardwood double glazed windows, ceiling light radiator.



Bedroom Four

A rear aspect room with hardwood double glazed windows, ceiling light radiator.



Family Bathroom

A part tiled front aspect room with a glazed roof light, ceiling spotlights, extractor fan, tiled effect vinyl flooring, heated towel rails, low level wc, pedestal wash hand basin with a chrome mixer tap and a panel enclosed bath with a chrome mixer tap, glazed shower screen and a wall mounted shower system.



Garden

To the front of the cottage there is on street parking with a twin wooden gated vehicle access and a single gated pedestrian access to the driveway and rear gardens, parking on the driveway for 2 cars. There is a paved area to the immediate rear of the property and a generous garden laid to lawn with a vegetable area, a useful stone-built log store, and a storage shed.





Notes

There are solar panels to the roof with income from a feed in tariff - please enquire within for more details.
Recently re roofed with new loft insulation and strengthened, fully treated timbers.

Ground Floor
Approx. 104.9 sq. metres (1128.6 sq. feet)



First Floor
Approx. 85.4 sq. metres (919.1 sq. feet)



Total area: approx. 190.2 sq. metres (2047.7 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		
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