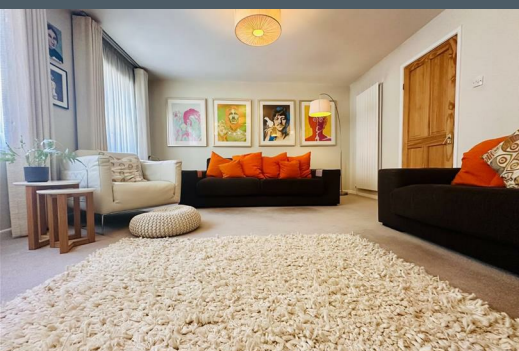


LAUREL & WYLDE

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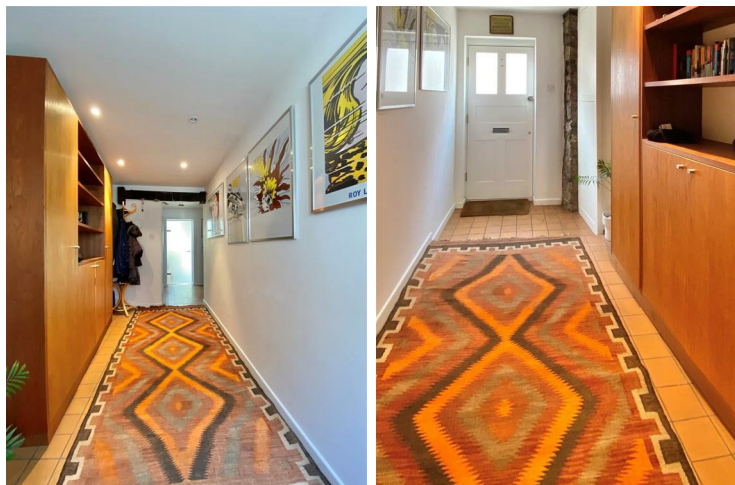
Oliver Cottage, 26 High Street, Axbridge, Somerset BS26 2AF Offers over £650,000

*** PERIOD PROPERTY IN THE HUGELY DESIRABLE 'HIGH STREET' IN AXBRIDGE *** RENOVATED THROUGHOUT TO A VERY HIGH STANDARD *** 5 BEDROOMS (4 DOUBLE) *** EN SUITE TO MAIN BEDROOM *** LOUNGE *** LARGE OPEN PLAN KITCHEN/DINER WITH BI FOLD DOORS TO THE GARDEN *** FAMILY BATHROOM *** STUNNING & WELL ESTABLISHED LARGE REAR GARDEN ENCLOSED BY ORIGINAL STONE WALLS *** WALKING DISTANCE TO THE MEDIEVAL CENTRE *** EPC D/B *** GARAGE (WITHIN CLOSE WALKING DISTANCE) *** LOVELY VIEWS *** COUNCIL TAX BAND D *** FREEHOLD ***

A stunning 5 bedroom family home situated in the heart of Axbridge. The heart of the home has a large modern kitchen/dining room, perfect for family gatherings and entertaining with bi-fold doors to the fabulous garden. This home in Axbridge is a rare find, providing a unique opportunity to embrace a wonderful lifestyle in a charming medieval town setting.

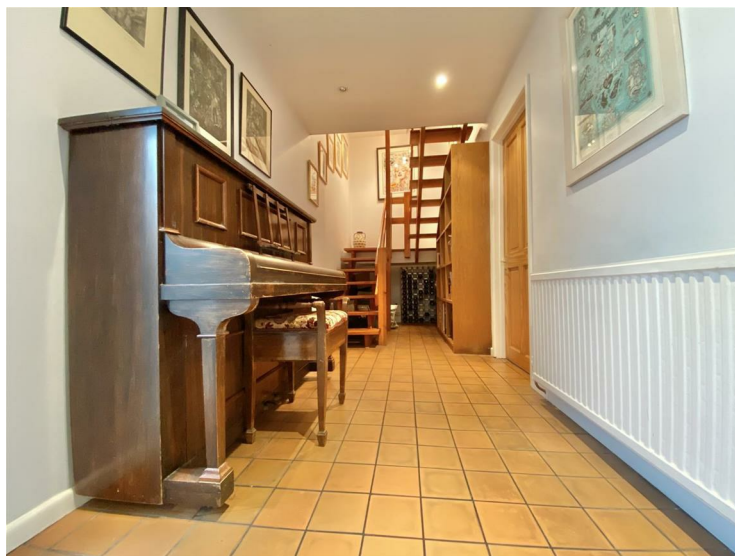
Entrance

Access to the property is via a solid wooden door with inset glazed glass panels which leads straight into the hallway. The property is called Oliver Cottage as Edward Oliver was the registrar at this address and there is a plaque above the front door



Hallway

Featuring ceiling spotlights, tiled flooring, exposed original brick wall, original ceiling beam, radiator, doors to the downstairs cloakroom, the sitting room and an obscure glazed glass door to kitchen/diner, stairs to the first floor landing.



Cloakroom

Wood effect tiled flooring, ceiling spotlights, low level WC, a wash hand basin sat on a bespoke decorative wooden plinth, small storage cupboard, recessed shelving and extractor fan.



Sitting Room

A front aspect room with 2 wooden double glazed sliding sash windows and are tilt and turn for easy cleaning, ceiling light, 2 wall lights, wall mounted radiator, Sky TV point.



Kitchen/Diner

To the kitchen end is a rear aspect UPVC double glazed window, Amtico vinyl wood effect flooring and wall mounted radiator. The kitchen has been fitted with a comprehensive range of base units with a Corian work surface over and floor to ceiling tall unit doors that are Zebrano cupboard units, one and a half bowl sink with a mixer tap with filtered drinking water over, integrated dishwasher, eye level Miele double oven and grill, space for a tall fridge/freezer, and a gas 5 ring hob with a stainless steel extractor hood above. Boiler is housed in cupboard.

To the dining end is a large ceiling skylight window, bi-fold doors to the garden, wood effect laminate flooring, 3 wall lights, wall mounted radiator, plenty of space for a large dining table and chairs.



Landing

Halfway to the landing is a ceiling light. At the top of the landing is another ceiling light, doors to bedrooms 2, 3, 4 and the family bathroom, door to an airing cupboard housing the hot water tank with shelving.



Bedroom 2

A front aspect room with 2 2 wooden double glazed sliding sash windows and are tilt and turn for easy cleaning, radiator, ceiling spotlight with 4 rotating spotlights, built in floor to ceiling wardrobes on one wall.



Bedroom 4

A front aspect room with a UPVC wooden double glazed sliding sash windows and are tilt and turn for easy cleaning, ceiling light, radiator.



Bedroom 3

Currently used as an additional sitting room/study, this room has a rear aspect sliding window overlooking the beautiful garden, ceiling light, radiator, television point.



Bathroom

A rear aspect room with a UPVC double glazed window, wood effect vinyl laminate flooring, ceiling spotlights, a stainless steel ladder style radiator, pedestal wash hand basin with tiled splashback, low level WC with hidden cistern, a panel enclosed bath with a mains power shower system to one end and a glass shower screen.



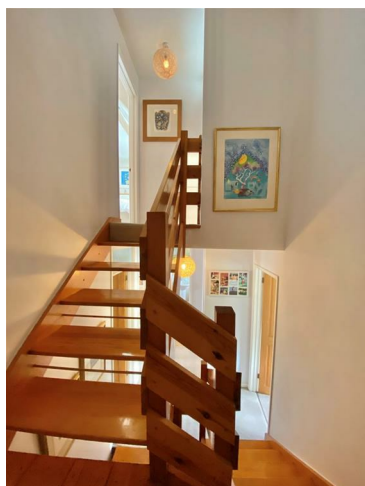
En suite Bathroom

Has wood effect vinyl flooring, ceiling spotlights, ladder style stainless steel radiator, pedestal wash hand basin, low level WC, panel enclosed bath, loft hatch giving access to the roof space, extractor fan.



Second Floor Landing

Ceiling light, doors to bedrooms 1 and 5.



Bedroom 5

Has an apex roof and is a rear and side aspect room with a rear UPVC Velux window with integrated blinds offering the most amazing views of the garden and The Mendip Hills and a side aspect UPVC double glazed window, ceiling light with 3 rotating spotlights, radiator. This room is currently being used as a study.



Main Bedroom

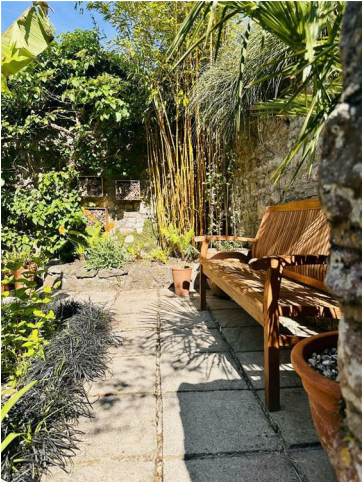
A rear aspect room with 2 UPVC double glazed Velux windows with built in blinds offering amazing views out towards the Mendip Hills, radiator, ceiling light, 2 wall lights, built in wardrobes either end of the room, door to the en suite bathroom.

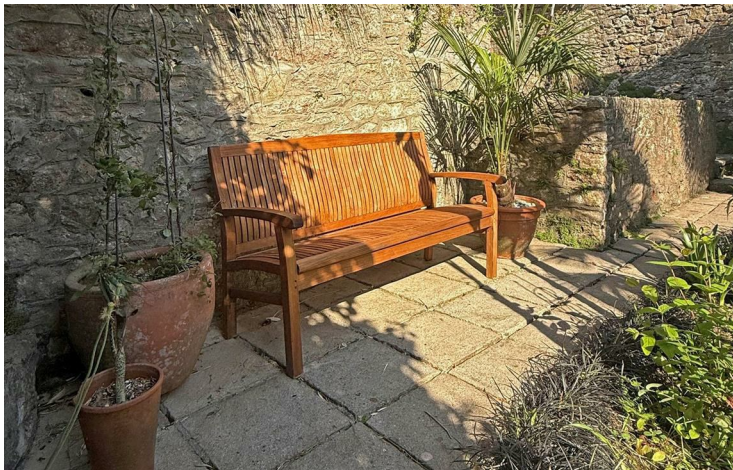
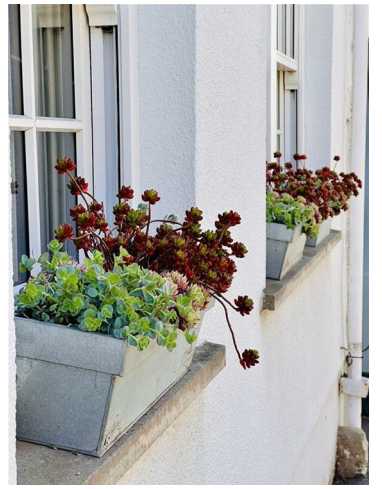


Rear Garden

One of the most delightful and prettiest gardens I have ever been in, that is enclosed by original stone walls. Stepping out of the dining room bi-fold doors, there is a large decking area with plenty of space for outdoor furniture, an original stone encased pond with a water feature, outdoor tap, outdoor lighting, raised flower, shrub and tree border and steps which lead to a second tier which is laid to patio with flower, shrub and tree borders with also plenty of space for seating,. From here there are further steps with an adjacent flower bed which lead to a third tier which has a lawn area and a decked area with a pergola over and shingle stone area perfect for outdoor pots. This area would make a fabulous outdoor barbeque spot for al fresco dining. From here you head to the rear of the garden where on the way is a shingle stone area housing shrubs and trees and a path taking you to brick built outdoor store with a glazed window and solid wooden door. To the very rear is a large level lawn with flower, shrub

and tree borders, a greenhouse and a beautiful poppy flower bed. Growing vegetables here would be perfect!

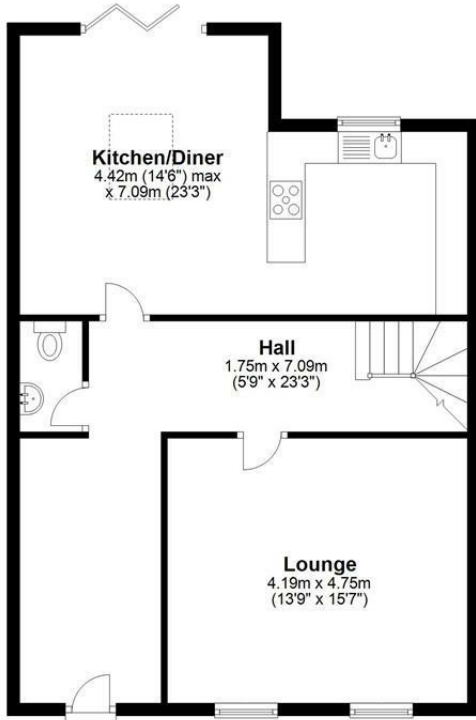




Oliver Cottage BS26 2AF

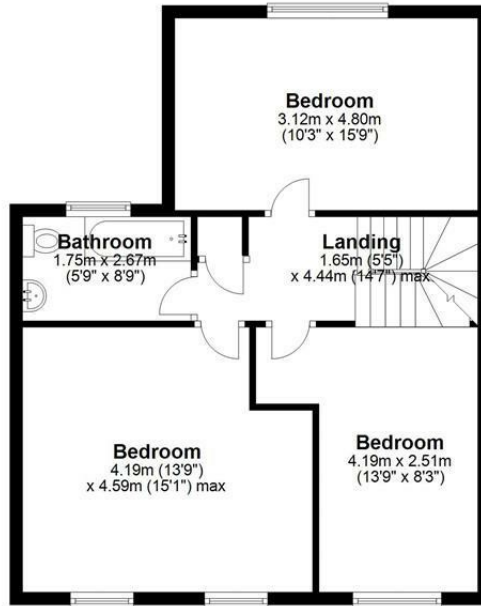
Ground Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



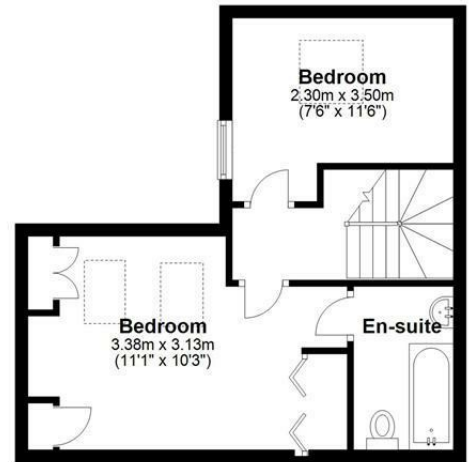
First Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



Second Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 163.4 sq. metres (1759.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(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		
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