

LAUREL & WYLDE

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



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

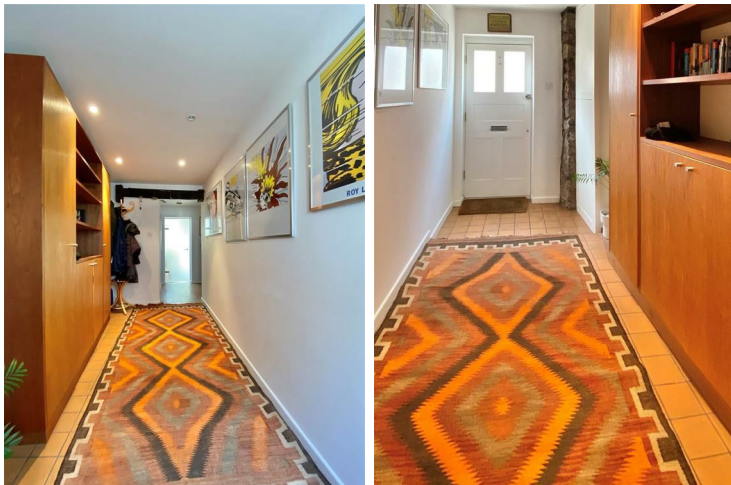
*** PERIOD PROPERTY IN THE Hugely Desirable 'HIGH STREET' IN AXBRIDGE *** RENOVATED THROUGHOUT TO A VERY HIGH STANDARD *** 5 BEDROOMS (4 DOUBLE) *** EN SUITE TO MAIN BEDROOM *** LOUNGE *** LARGE OPEN PLAN KITCHEN/DINER WITH BI FOLD DOORS TO THE GARDEN *** FAMILY BATHROOM *** STUNNING & WELL ESTABLISHED 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 lovely 5 bedroom family home situated in the heart of Axbridge which has a large modern kitchen/dining room, perfect for entertaining with bi-fold doors opening to a fabulous garden.

A rare find, providing a unique opportunity to embrace a wonderful lifestyle in the setting of a charming town of medieval origins.

Entrance

Entrance - Access to the property is via a solid wooden door with inset double glazed panels leading directly into the hallway. Above the door is a brass plaque to Edward Oliver, the registrar who lived here at the beginning of the 20th century. Large fitted wooden cupboard unit with recessed shelving & a meter cupboard.



Hallway

Hallway - Ceiling spotlights, terracotta tiled flooring, exposed original brick wall & ceiling beam.

Doors to cloakroom & sitting room. Frosted glass door to kitchen/diner & stairs to first floor landing. Fitted wooden bookcase.

Cloakroom

Cloakroom - Wood effect vinyl flooring, ceiling spotlights, low level WC, Corian hand wash basin on a decorative wooden plinth, small storage cupboard, recessed shelving & extractor fan.



Sitting Room

Sitting room - Front aspect with 2 wooden double glazed 'easy clean' tilt & turn wooden sash windows, ceiling light, 2 ceramic wall lights & wall mounted radiator.





Kitchen/Diner

Kitchen/diner - Rear aspect. To the kitchen end, UPVC double glazed window, bespoke range of base units & floor to ceiling tall units with feature Zebrano cupboard doors. Corian work surface including one & a half bowl sink fitted with mixer tap & filtered drinking water tap. Double oven & 5 ring hob, Miele appliances. Stainless steel extractor hood, radiator. Gas boiler (new May '25) housed in corner cupboard.

To the dining end, large ceiling skylight, bi-fold doors to garden, 3 glass wall lights, radiator.



Landing

Landing - Halfway to landing, spotlight ceiling bar.

First Floor

First floor, ceiling light, doors to bedrooms 2,3,4 & the family bathroom. Door to airing cupboard housing hot water tank and shelving.

Bedroom 2

Bedroom 2 - Front aspect with 2 wooden double glazed 'easy clean' tilt & turn wooden sash windows, radiator, fitted bookcase, fitted floor to ceiling double wardrobes with additional shelving. Ceiling spotlight bar, spotlights to wardrobes & bookcase.



Bedroom 3

Bedroom 3 - Currently used as an office. Rear aspect UPVC double glazed window overlooking the beautiful garden. Ceiling light, radiator.



Bedroom 4

Bedroom 4 - Front aspect room with a double glazed 'easy clean' tilt & turn wooden sash window, ceiling light, radiator.



Second Floor Landing

Second floor landing - Ceiling light, doors to bedroom 1 & 5, loft access.



Bathroom

Bathroom - Rear aspect with UPVC double glazed window, wood effect vinyl flooring, ceiling spotlights, stainless steel ladder style radiator, pedestal hand wash basin with tiled splashback, low level WC with hidden cistern, panel enclosed bath with mains power shower system & glass screen. Fitted cabinet with glass door & feature floating shelves.



Bedroom 1 (main bedroom)

Rear aspect with 2 UPVC double glazed Velux windows, integrated Venetian blinds offering amazing views towards the Mendip Hills. Radiator, ceiling lights, fitted bedside lights & further loft access. Built in wardrobes, built in cupboards with shelving & recessed open shelf. Door to en-suite bathroom.



En suite Bathroom

Ceiling spotlights, extractor fan, wood effect vinyl flooring & ladder style stainless steel radiator. Pedestal hand wash basin, low level WC, panel enclosed bath & loft hatch to water tank.



Bedroom 5

Bedroom 5 - Rear & side aspect with apex roof, rear UPVC double glazed Velux window with integrated Venetian blind with views to garden & hills beyond & side aspect UPVC double glazed window. Triple rotating ceiling spotlight, radiator & third loft access.

This room is currently used as a study.



Rear Garden

Rear garden - Enclosed by original stone walls this beautiful garden features a spacious decking area outside of the dining room bi-fold doors with plenty of space for outdoor furniture & entertaining. Stone built pond for fish and aquatic plants. Borders on this lower tier have a tropical feel. Following the path & steps from the pond with additional space for seating. From here further steps lead to the garden's middle tier with a shingle stone area & further space for outdoor dining & barbecues. Here the planting is mediterranean with a path taking you to a stone built outdoor shed with

glazed window & wooden door, ideal for storing garden paraphernalia.

The third and final level ,approached via a gently sloping path, has more of a traditional feel with shrubs, trees, perennials & fruit trees. In addition, an 8ft x 8ft greenhouse, alongside plenty of space for a productive vegetable plot.





Oliver Cottage BS26 2AF

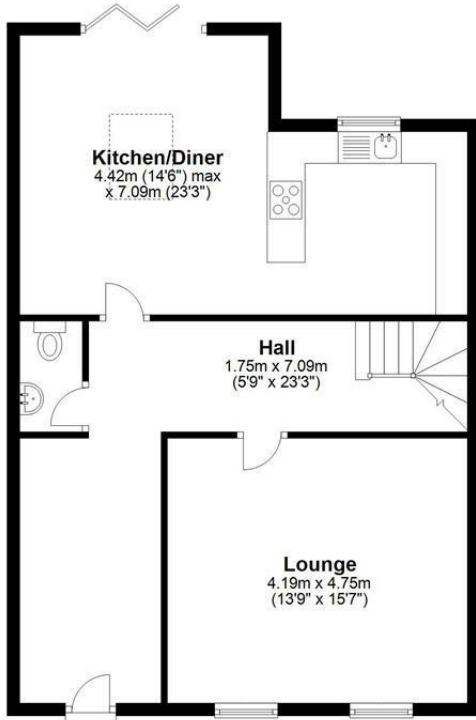


Garage

Private garage a few minutes walk away.

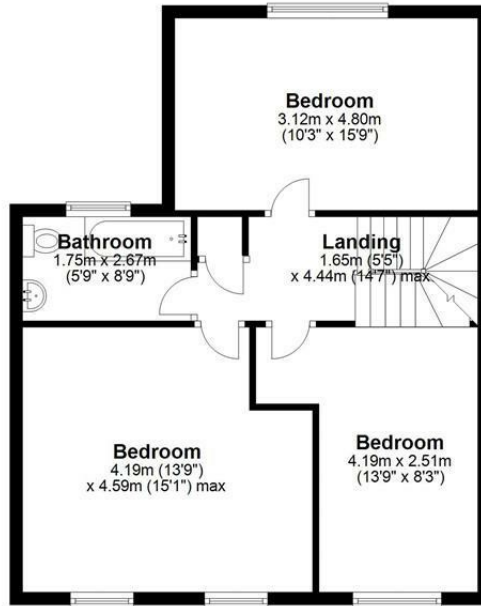
Ground Floor

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



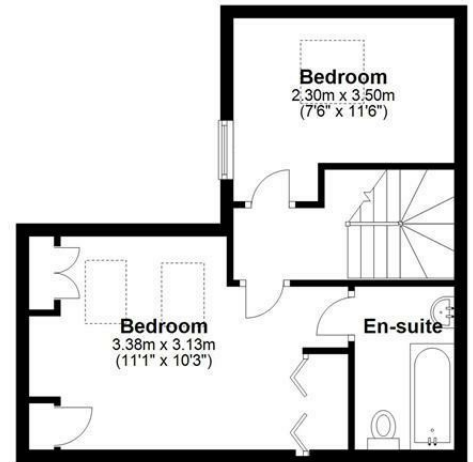
First Floor

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		85
(81-91) B		
(69-80) C		65
(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	