

LAUREL & WYLDE

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



The Well Cottage St. Marys Street, Axbridge, BS26 2BN Offers in excess of £535,000

*** BEAUTIFUL COTTAGE WITHIN THE HEART OF AXBRIDGE TOWN CENTRE *** WONDERFULLY PRESENTED THROUGHOUT WITH A GARDEN AND TERRACE TO THE REAR *** LIVING ROOM WITH AN FIREPLACE & LOG BURNER *** LARGE KITCHEN / DINING & FAMILY ROOM WITH FRENCH DOORS LEADING OUT TO THE REAR GARDEN *** SNUG / 2ND SITTING ROOM / BEDROOM FOUR *** THREE BEDROOMS & FAMILY BATHROOM *** HUGE MASTER BEDROOM *** ON STREET PARKING *** EPC D *** COUNCIL TAX BAND D *** FREEHOLD ***

This beautifully presented cottage is ideally located in the heart of Axbridge town centre, offering a charming blend of character and modern comfort. The property features a spacious living room complete with a fireplace and log burner, a large open-plan kitchen, dining, and family room with French doors opening onto a rear garden and terrace—perfect for entertaining. Additional living space includes a versatile snug that can serve as a second sitting room or fourth bedroom. Upstairs, there are three well-sized bedrooms including a particularly large master, as well as a family bathroom.

Entrance Hall

Access through a wooden glazed stable door, tiled floor, radiator, ceiling light, openings to inner hallway, the dining room, kitchen and a door leading to the living room.



Living Room

17 x 10'6 (5.18m x 3.20m)

A front aspect wooden glazed bay window, exposed original ceiling beam, wall lights, feature vertical radiator, tv point and a beautiful inglenook fireplace with cast iron wood burner, wooden beam over and a flagstone hearth.



Kitchen/Family Dining Room

18'7 x 27'8 (5.66m x 8.43m)

A very large L-shaped rear aspect light and airy room with wooden double-glazed windows and French doors leading out to the rear terrace and garden areas. Exposed original ceiling beams, ceiling light features with rotating spotlights, wall light points, feature vertical radiator, 2 UPVC Velux roof lights over the dining area. Fitted with a range of base and eye level units with wooden screw edge work surfaces over, inset 1 bowl sink with adjacent drainer and mixer tap, radiator, space and plumbing for washing machine, dishwasher, space and electric point for a range cooker within the old inglenook style fireplace which has tiled walls and a wooden beam over. Solid oak wooden flooring, window seat and lovely built-in seating and dining area to the far end.







Inner Hallway

Ceiling light, stairs leading to first floor landing with useful understairs storage cupboard and a door leading to a snug/family room.

Snug/Family Room

8'11 x 12'4 (2.72m x 3.76m)

Front aspect room with wooden glazed bay window, ceiling light with a decorative ceiling rose, radiator, parquet wooden flooring and a feature fireplace currently with an electric convector fire and original flagstone hearth.



First Floor Landing

Ceiling light, doors to 1, 2, 3 and family bathroom and storage cupboard, radiator.



Master Bedroom

17'9 x 18'1 (5.41m x 5.51m)

Absolutely wonderful front to back room with wooden double-glazed windows to the rear and original wooden glazed sash windows to the front, 2 ceiling lights, and 2 radiators.



Bedroom 2

10'7 x 11'7 (3.23m x 3.53m)

Light airy rear aspect room with large wooden double-glazed windows, ceiling light, loft hatch giving access to roof space and a built-in wardrobe.



Family Bathroom

7'8 x 6 (2.34m x 1.83m)

Side aspect room with an obscure double-glazed window, ceiling light, extractor fan, radiator, tiled flooring, low level wc, pedestal hand wash basin with twin taps, panel enclosed bath with tiled surround, glazed shower screen and a wall mounted Mira Shower system.



Rear Garden

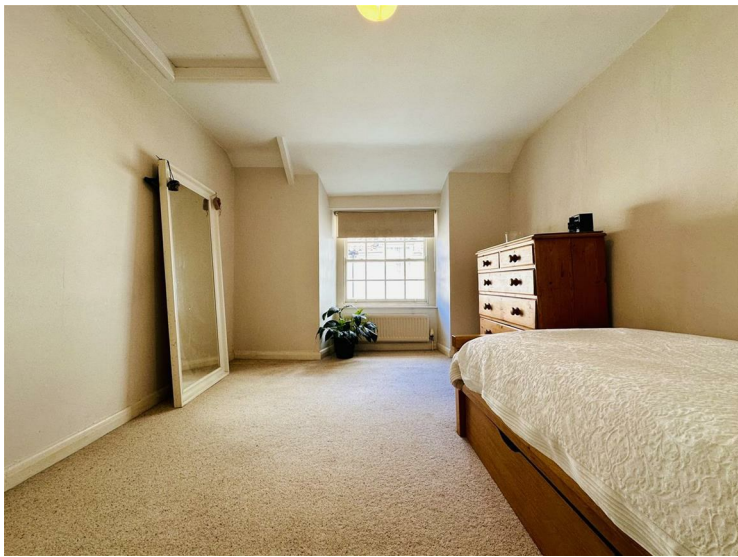
Lovely patio paved terrace with a lovely feature well which leads on to the main garden that is laid to lawn with a range of flowers and shrubs that border the lawn, fully enclosed to all sides with stone walling and with a useful timber built out building to the far corner.



Bedroom 3

12'1 x 9'9 (3.68m x 2.97m)

Front aspect room with original wooden glazed sash window, ceiling light, radiator, loft hatch giving access to roof space.

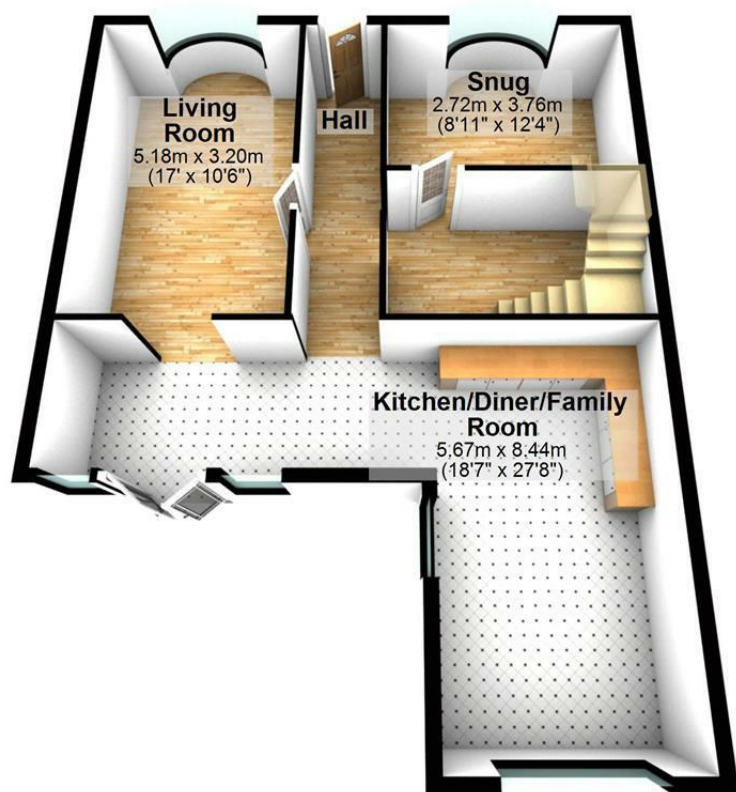




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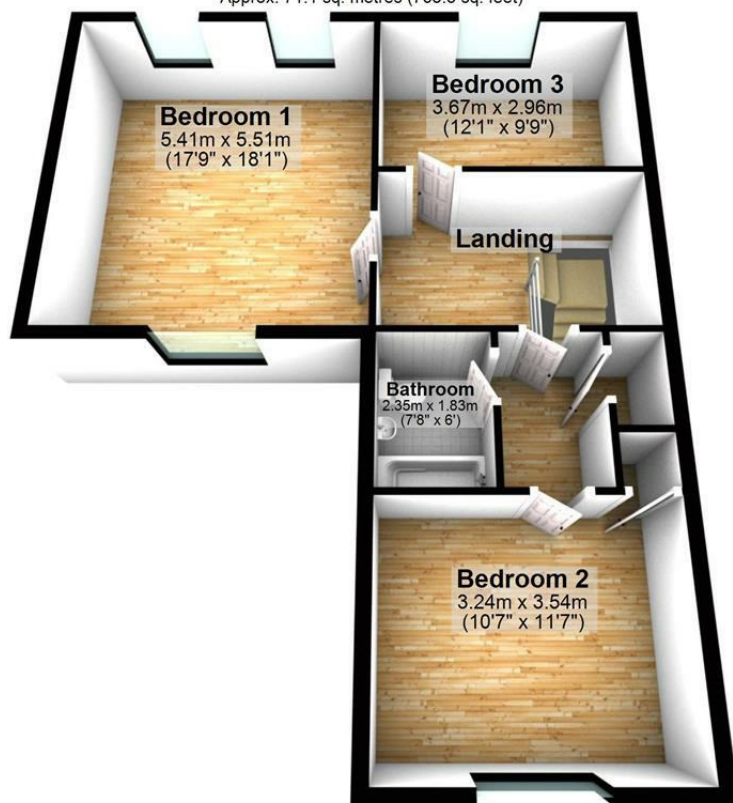
Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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