

LAUREL & WYLDE

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



The Cottage , Axbridge, Somerset BS26 2SA £599,000

*** STUNNING, MODERN CONVERSION TO THIS SPACIOUS DETACHED FAMILY HOME *** PRETTY MUCH RE-BUILT INSIDE AND OUT *** WITH ELECTRIC GATES, OUTSIDE CAMERAS AND SECURITY LIGHTING, A FABULOUS SIZE PLOT WITH A GARDEN, TERRACE, BAR AND HOT-TUB ENTERTAINING AREA, BBQ AREA AND A DRIVEWAY PROVIDING OFF STREET PARKING FOR AT LEAST 15 CARS *** LARGE LIVING ROOM *** DINING ROOM / 2ND SITTING ROOM *** KITCHEN / FAMILY ROOM *** UTILITY ROOM *** CLOAKROOM *** PLANT ROOM *** FOUR BEDROOMS *** MASTER SUITE WITH EN-SUITE SHOWER ROOM *** GUEST SUITE WITH EN-SUITE SHOWER ROOM *** SEPARATE LUXURY FAMILY BATHROOM *** FINISHED TO A HIGH STANDARD THROUGHOUT *** ZONED UNDER-FLOOR HEATING TO THE GROUND FLOOR ***

Entrance / Utility

5'5 x 4'9 (1.65m x 1.45m)

Accessed through a uPVC double glazed door, into the utility room, with recessed spotlighting, tiled flooring, with under-floor heating, space and plumbing for a washing machine, space for a tumble dryer, work-top and a door to;

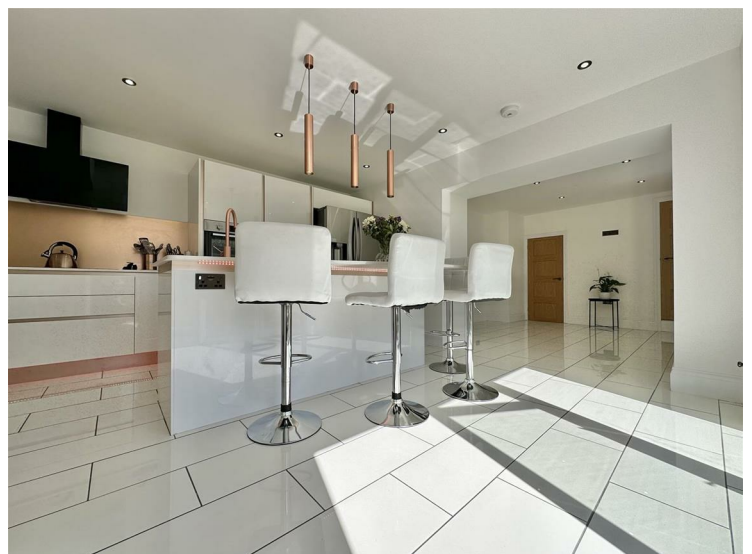


Kitchen / Diner

16'9 x 11 (5.11m x 3.35m)

A lovely light and airy rear and side aspect room with double glazed bi-folding doors leading out to the side terrace, gardens and driveway, also a uPVC double glazed window to the rear. There is an opening through to the dining / second sitting room, recessed spotlighting, feature light over the island / breakfast bar, tiled flooring with under-floor heating.

Fitted with a comprehensive range of high-gloss base and eye level units with quartz square edge work-surfaces incorporating a detached island / breakfast bar with seating space for at least four people, there is an inset sink with an adjacent drainer and mixer tap, integrated dishwasher and wine cooler, two built in stainless steel ovens with a matching five ring induction hob and extractor hood over, integrated microwave, space and plumbing for a large American style fridge / freezer.





Dining / Second Sitting Room

11'6" x 10'6" (3.51m x 3.20m)

A side aspect room with a uPVC double glazed window, recessed spotlighting, tiled flooring with under-floor heating, wall mounted thermostat control for Zone 1 (Cloakroom, Dining / Second Sitting Room, Utility Room and Kitchen / Family Room), doors to the living room, cloakroom and the plant room.

The plant room is the main hub for Sky, the security / camera system, the wi-fi, the electrics, the under-floor heating and where the floor standing Worcester oil fired boiler system is.



Cloakroom

6'1" x 3'6" (1.85m x 1.07m)

A front aspect room with an obscure uPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, low level WC, vanity units incorporating wash hand basin.



Living Room

24'9" x 13'1" (7.54m x 3.99m)

A fabulous front to back room with uPVC double glazed windows, recessed spotlighting, Oak wooden flooring, double glazed composite door leading to the rear garden, Oak and glass staircase leading to the first floor landing, wall mounted thermostat control for Zone 2 (Living room).





Landing

A galleried landing area with two front aspect uPVC double glazed windows, ceiling spotlights, radiator, mains smoke alarm, loft hatch giving access to the roof space.

LED lighting, two radiators, two uPVC double glazed, Solar / rain sensed Velux Rooflights, rear aspect uPVC double glazed window, TV point, USB sockets and a door to the en-suite shower room.



Master Bedroom

16'9 (max) x 14'9 (max) (5.11m (max) x 4.50m (max))

A fantastic vaulted ceiling room with recessed spotlighting and a feature chandelier style hanging light,



En-Suite

7'4 x 6'9 (2.24m x 2.06m)

A mostly tiled side aspect room with an obscure uPVC

double glazed window, vaulted ceiling with recessed spotlighting, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large glazed and tiled step in shower enclosure with a wall mounted twin-point mains shower system, feature touch-screen heated mirror.



Bedroom Two

13'11 (max) x 12'8 (max) (4.24m (max) x 3.86m (max))

Another fabulous vaulted ceiling bedroom with recessed spotlighting, two radiators, TV point, USB Sockets, two radiators, rear aspect uPVC double glazed window, door to the en-suite shower room.



En-Suite

6 x 5'3 (1.83m x 1.60m)

With Vaulted ceiling, uPVC double glazed Velux rooflight, recessed spotlighting, extractor fan, tiled flooring, part tiled walls, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap, glazed and tiled shower enclosure with a wall mounted twin-point mains shower system over, feature touch screen heated mirror.



Bedroom Three

10'4 x 9'3 (3.15m x 2.82m)

A rear aspect room with a uPVC double glazed window, recessed spotlights, TV point, radiator, USB sockets, door to a cupboard with the pressurised hot water cylinder.



Family Bathroom

9'1 x 7'8 (2.77m x 2.34m)

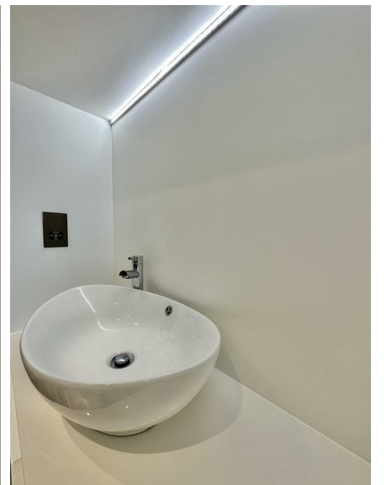
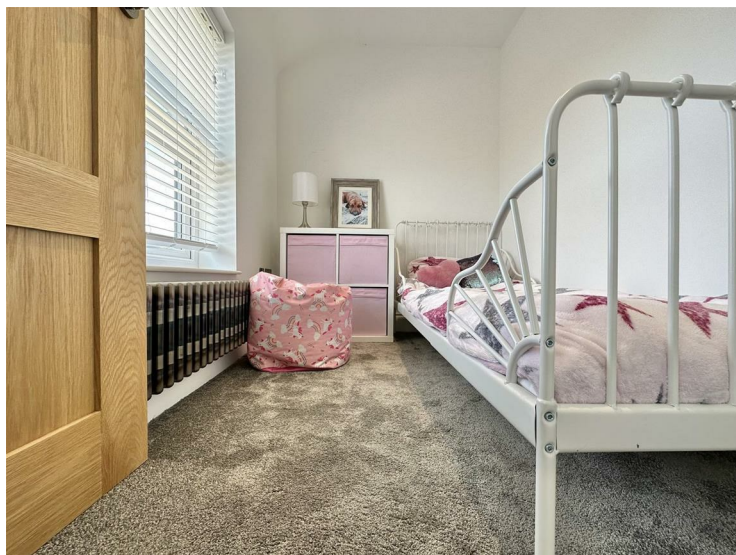
A side aspect room with an obscure uPVC double glazed window, recessed spotlighting, extractor fan, wood effect tiled flooring, chrome heated towel rail, shaver point, suite comprising large double-ended floor standing bath with a chrome mixer tap and hand held shower attachment over, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and LED lighting over. There is a range of shelving units around and underneath the sink / vanity station.



Bedroom Four

6 x 7'10 (1.83m x 2.39m)

A front aspect room with a uPVC double glazed window, recessed spotlights, TV point, radiator, USB sockets, open fronted storage recess.

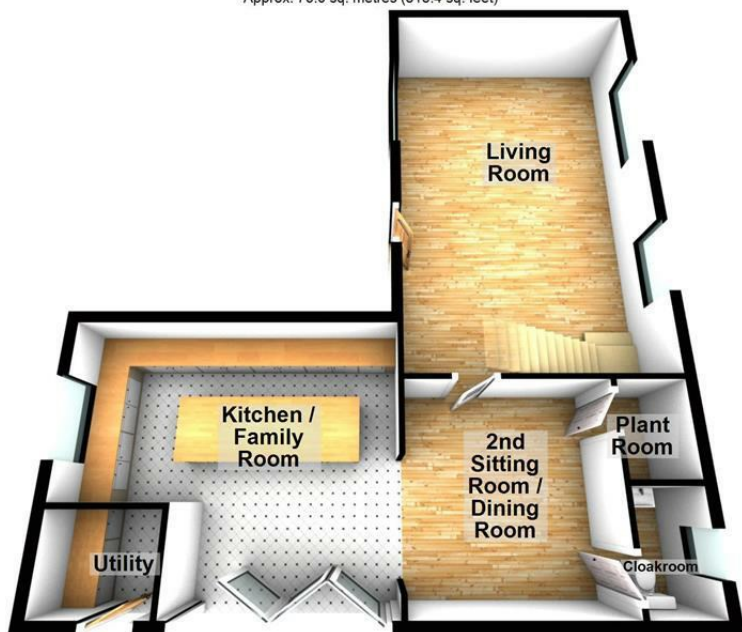


Garden

Outside to the front of the property there is a huge driveway with twin electric gates, the driveway has been laid to shingled stone and provides off street parking for at least 15 cars. There is a porcelain tiled terrace to the side of the property with a newly built bar area / outdoor entertaining space with a roof, power, lighting and a hot tub (available through separate negotiation), a BBQ area to the side and a rear garden which has been mostly laid to lawn, and all enclosed with panel wooden fencing and walling. To the immediate rear of the property there is a slate chipping bed with a large area ideal for alfresco dining etc. There is also a gated access to the side.



Ground Floor
Approx. 76.0 sq. metres (818.4 sq. feet)



First Floor
Approx. 77.5 sq. metres (834.0 sq. feet)



Total area: approx. 153.5 sq. metres (1652.4 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		
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Not environmentally friendly - higher CO ₂ emissions		
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