



Badgworth Court, Badgworth

£625,000

COOPER
AND
TANNER



Badgworth Court, Badgworth, BS26 2QZ

 3/4  2  3 EPC N/A

£625,000

Description

Forming part of a Grade II listed mansion dating back to the 1750's, Badgworth Court set in an 11 acre gated estate with far reaching views over surrounding countryside. The property is immaculately presented throughout offering contemporary living within a part barn conversion and part period-style build retaining many original features and offering the comforts of modern living.

On the ground floor the open fronted entrance porch leads into the entrance hall with a double cloaks cupboard and under-stairs cupboard housing the combi boiler installed in July 2018. A door gives access to the study which could also be used as a ground-floor bedroom. There is direct fibre broadband giving up to 200 Mbps. The kitchen/breakfast room is a light and welcoming room with double French doors onto the rear courtyard and window to the front. The kitchen is fitted with a range of wooden wall and base units with granite work surfaces over and benefits from integrated fridge/freezer, washer/dryer, dishwasher and microwave. There is range cooker with a 6-ring gas hob and electric oven.

From the hallway to the rear aspect the lounge/dining room has been wonderfully converted from a former

stable block with a vaulted ceiling, exposed beams and exposed Blue Lias stone on three walls. There is a feature stone fireplace with a large oak beam mantel and gas stove. Two double French doors, and a window, open onto the courtyard on one side with a triple aspect and glazed door opening onto the rear patio and lawn on the other.

The useful downstairs cloakroom is fitted with a designer porcelain wash hand basin and low-level W C. A cupboard currently houses a free-standing dryer with granite surface above.

On the first floor the first double main bedroom has a dual aspect to the front and a built-in triple wardrobe. A door leads to the newly fitted en suite bathroom comprising a designer bath with floor standing tap, double designer wash hand basin set on a solid oak chest. The second double guest bedroom has a front aspect window and a built-in wardrobe and large airing cupboard housing the hot water tank. Across the landing the guest bathroom is fitted with a fully tiled shower cubicle and Mira thermostatic mixer shower, wash hand basin and low-level W C.









On the second floor, the penthouse en suite bedroom is a well-proportioned room with a window overlooking the rear aspect with views onto the Mendip Hills. There is useful built-in storage cupboards/wardrobes and under eaves storage. A door leads to the en suite shower room with a large walk-in shower, low level W C and wash hand basin with built in vanity unit. In addition, there is a large mirror/heated towel rail.

Outside

The property benefits from two adjacent single garages with electric up and over doors. In one garage, a useful workshop/storage area, and fully boarded and insulated loft over both garages with loft ladder access, offering ample storage. There are two allocated parking spaces to the front of the property with additional visitor spaces on the other side of the driveway.

There are three main garden areas; the landscaped garden to the front with a private area of mature lawn and hedges with paved terraces leading to the entrance porch. The private courtyard is to the rear accessed from both the kitchen/dining room, sitting/dining room and

entrance hallway. A further wonderful patio seating area and lawn is situated to the side elevation enjoying peaceful parkland views.

The property is approached via electric double gates that are security coded, leading down a sweeping driveway skirting the edge of the field towards Badgworth Court. The beautiful gardens and grounds extend to 11 acres and all communal areas are maintained through the management committee.

Agents Note

We understand that the property is a 999 year lease with Badgworth Court Residents Management Company commencing on 1st January 2003 and the purchase of the property will include a one-eighth share of the freehold of Badgworth Court. The owner has informed us that the annual maintenance charge is approx.. £2,990 p.a. to include buildings insurance, estate management, sewage, communal electric and water, repairs and sundry.



Local Information Badgworth

Local Council: Sedgemoor District Council

Council Tax Band: F

Heating: Farho ECO Electric heating + gas-fired radiators in the sitting room

Services: Mains electricity, water, LPG, private drainage

Tenure: Leasehold, 999 years



Motorway Links

- M4
- M5



Transport Links

- Weston-super-Mare station to Bristol and London
- Bristol Airport



Nearest Schools

- Weare First School
- Hugh Sexeys Middle School
- Kings of Wessex Academy

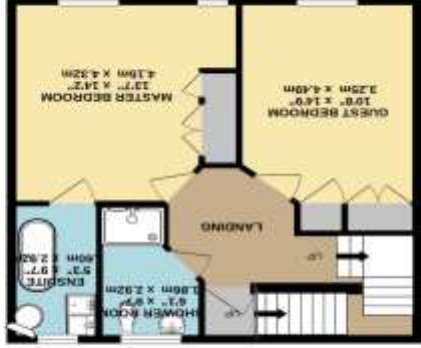
GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



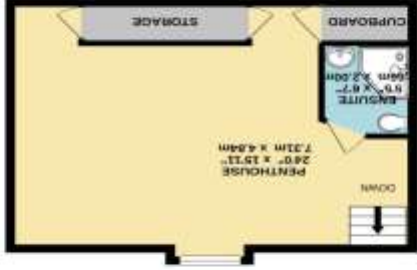
TOTAL FLOOR AREA : 2503 sq.ft. (232.6 sq.m.) approx.

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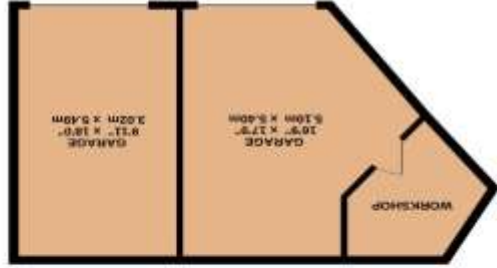
1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



DOUBLE GARAGE
444 sq.ft. (41.3 sq.m.) approx.



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