

WAVERING DOWN FARM

Webbington Road, Cross, Axbridge, Somerset BS26 2EL

Offers Over £1,000,000



- Detached Village House with Four Bedrooms, Three Reception Rooms and Three Bathrooms
 - Separate Detached One Bedroom Annexe
- Stable Yard with Four Loose Boxes and Stores ● Manège 40m x 20m ● Post and Railed Paddocks
 - Access to Extensive Walking and Hacking on Wavering Down
 - Approx. 6 Acres In All

REF EO7679

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Axbridge 1.5 miles • Cheddar 3.5 miles • Weston-Super-Mare 9.5 miles
Bristol City Centre 19 miles • M5 – J 21 7.5 miles & J 22 6.5 miles

A stunning village property set in approx. six acres with a detached four bedroom house, separate annexe, superb equestrian facilities and good quality paddocks, with an unrivalled and unexpected outlook across Wavering Down and the West Mendip Way

The main house is understood to date back to 1946 and it provides a spacious and comfortable family home with benefit of a separate detached annexe which was converted from a former double garage in 2013. The current owners created the comprehensive equestrian environment, designed to take full advantage of the property's wonderful location, with access to many miles of spectacular out-riding over Wavering Down, which is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty.

The views from the West Mendip Way Path, which runs along the top of the down, are truly spectacular, reaching across to Glastonbury Tor, Brent Knoll, the Bristol Channel and the well-known local high point Crook Peak.

The village of Cross is a small picturesque Somerset village with two popular pubs and it lies close to the charming market town of Axbridge. The town has medieval origins and it now provides a Post Office, supermarket, two inns, a church and a museum; a doctor's surgery and primary school are also nearby. Leisure activities in the area include unrivalled horse-riding and hiking opportunities across the Mendip Hills, whilst Cheddar Reservoir and Chew Valley Lakes cater for sailing and fishing enthusiasts, there is a dry ski slope nearby at Mendip Activity Centre near Winscombe and other local attractions include Cheddar Gorge and Caves, Wookey Hole, Glastonbury Tor, the cathedral city of Wells, and the seaside resort of Weston-Super-Mare. There is easy access to Bristol via the A38, with mainline railway connections at Weston-Super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access onto the M5 is available at junctions 21 or 22, and Bristol International Airport is just over 10 miles.

THE RESIDENCE

A detached house understood to have been built in 1946 with oak effect uPVC double glazed, leaded light windows and gas fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Storm Porch** which opens into an **Entrance Hall** with a quarter turn staircase rising to the **First Floor** and two storage cupboards under.

There is a useful **Boot Room/Store** and a **Separate Cloakroom** with a WC and wash hand basin.





The **Main Sitting Room** features a marble fireplace surround with an inset cast iron grate, slate hearth and recessed shelving to either side. There is a bay window with a pleasant aspect over the front garden, and double folding doors opening into the **Dining Room**, which has sliding patio doors to the front, opening to the **Sun Terrace**, a recessed logburner set on a granite hearth, and wood block flooring.



There is a further large **Reception Room** that is currently used as a **Breakfast Room**, with part tiled floor and a stunning rear outlook towards Wavering Down and Crook Peak. It opens through to the **Kitchen**, which is fitted with a range of built-in units with worksurfaces, incorporating 1½ bowl sink with drainer and mixer tap, space for a range cooker, fridge freezer and dishwasher. The half-glazed external door opens out to the **Kitchen Garden**, and there is a rear window with a view towards Wavering Down.

Completing the **Ground Floor** is a **Utility Room** which is fitted with a range of built-in units with worksurfaces, incorporating a stainless-steel sink with tiled surround, wall-mounted gas-fired Worcester boiler and an external door opening to the **Kitchen Garden**.

There are **Four Good-sized Bedrooms** on the **First Floor** and **Three Bath/Shower Rooms**, one of which is **Ensuite**.



THE ANNEXE



Detached from the main residence and converted in around 2010 from a former double garage, it has oak effect uPVC double glazed windows, electric radiators and provides the following additional accommodation, please refer to the floorplan for approximate room sizes.

The **Main Entrance** opens into the **Lounge** which has an exposed ceiling beam and access to an **Inner Hall** area with built-in storage.

The **Kitchen** is fitted with a range of built-in storage units with worksurfaces, incorporating a 1½ bowl sink with mixer tap, space for electric cooker, fridge freezer and washing machine.



The **Bedroom** has a built-in double wardrobe, exposed ceiling beam and a door opening through to an **Ensuite Shower Room**.



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OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a gently sloping, curved driveway which creates a very private living environment, with an electric gate opening to a large parking area with space for numerous vehicles, lorry/trailer/horsebox etc.

There is a walled front garden laid to lawn with a range of mature trees and shrubs, with a large south-facing **Sun Terrace**.

To the far side of the house is a secluded **Kitchen Garden** which is paved with raised borders and an ideal area for growing vegetables and herbs. There is a further lawned garden to the rear with fenced boundaries and mature shrubs, a circular paved **Sun Terrace**, stoned **Parking Area** and a timber **Garden Shed**.

There are the following outbuildings; please refer to the floorplan for approximate sizes.

The **Stable Block** is adjacent to the **Annexe**, built of timber and onduline on a concrete base, with light and power supply, providing **Two Loose Boxes**, a **Pony Box** and a **Foaling Box**. All boxes have rubber matting and auto drinkers.

An **Adjacent Yard** enclosed with post and rail fencing has tie up rails, water taps at both ends, external power sockets, lighting and drainage.

Hay & Feed Barn with electric light.

Beyond the **Stableyard** is the **Manège** 40m x 20m with sand and fibre surface, post and railed with gates to both sides.

The **Land** adjoins in **Six Main Paddocks** divided with post and rail fencing, with a central access track which is laid to stone with a grass covering for appearance. There are four water points, two **Field Shelters** and a **Storage Shed**.

A **Public Footpath** runs along the western edge of the lower fields and along the fence line in the top field leading to a stile at the northern corner, giving direct access onto Wavering Down.

IN ALL APPROX. 6 ACRES
(About 2.48 Hectares)

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **WAVERING DOWN FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOMERSET COUNCIL
Tel: 0300 123 2224

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS GAS, PRIVATE DRAINAGE, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** F

DIRECTIONS

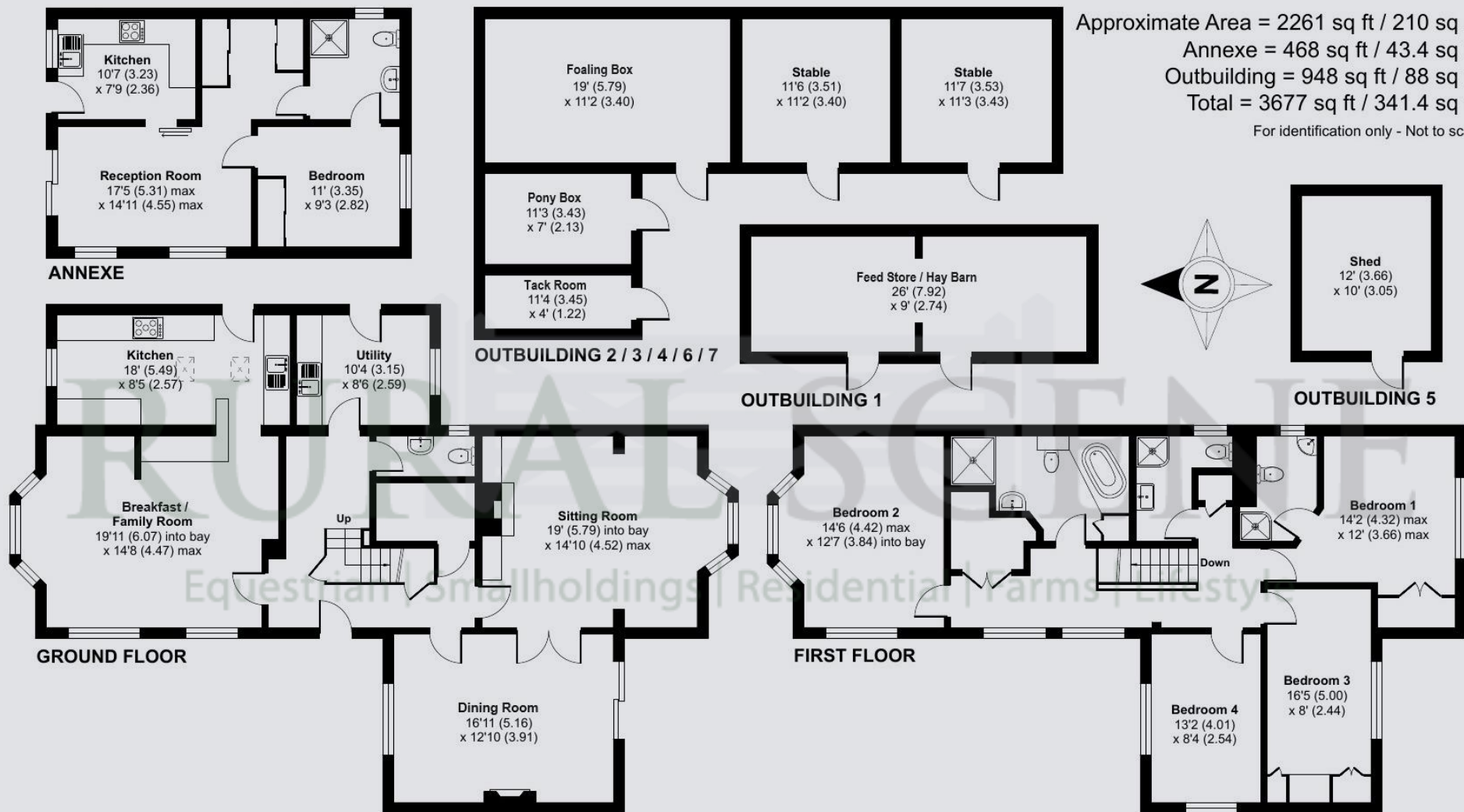
From the A38 proceed into Cross along Old Coach Road and continue until reaching the junction with Webbington Road. The entrance to Wavering Down Farm will be seen on the right-hand side, adjacent to the junction.

what3words /// probably.torn.studs

Nb. Some of the photographs have been supplied by the vendors and are a number of years old.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Rural Scene. REF: 1077076