



Badgworth Court, Badgworth, Axbridge

An exceptional grade II listed country home, forming part of Badgworth Court, approached by sweeping driveway and situated within 11 acres of gardens and grounds.

Distances

Wedmore 7 miles, Bristol 18 miles, Wells 14 miles, Glastonbury 13 miles, M5(J 22) 5 miles, Highbridge Rail Station 7 miles, Bristol Airport 12.5 miles (All distances approximate)

The Property

Badgworth Court is an 18th century grade II listed country estate with later additions and cottages set within a peaceful rural location. Restored and converted in 2007, the development is divided into eight individual homes.

The parkland setting combines well-maintained private and communal gardens, a paddock with pavilion, a nature trail and the old walled kitchen garden.

1 Badgworth Court affords accommodation of over 4500 ft.² arranged predominantly over two floors. An attractive pillared entrance with vestibule, gives access to an extensive entrance and gallery reception hall.

A generous drawing room with three near floor to ceiling sash windows is bay fronted, overlooking the substantial gardens. Period features include working shutters and elaborate plaster work to the ceiling, which combine to create a stunning room to entertain or simply relax.



Enjoying a southerly orientation, a bespoke kitchen/breakfast room enjoys a large amount of storage and integral high-end appliances, as well as a striking ceiling with decorative plaster work. From here there is a natural flow to the garden and also to the dining room, again overlooking the gardens. Completing the accommodation and accessed via the stunning reception hall is an additional utility and guest cloak room.

From a large landing, an incredible principal bedroom mirrors the proportions of the drawing room below. Bay fronted, the views are spectacular with the advantage of a separate dressing area and luxurious en-suite bathroom.

Completing the accommodation on the first floor are two large guest suites with en-suite shower room and bathroom, integral wardrobe space and southerly views. There are two further guest bedrooms and a family shower room.



Outside

Badgworth Court is entered between stone pillars with electrically operated timber gates and an entry system. There is an immediate parkland feeling with the mature grounds boasting a beautiful array of mature trees and shrubbery. The driveway forks to the right where you enter a private drive and gardens for this home. The lawns are extensive and enjoy the sun much of the day backing on to further fields. From the kitchen, a pretty patio garden awaits with further mature shrubbery offering a high degree of privacy.

Lying to the northwest, is a walled kitchen garden for communal use, where number 1 has an allotment. There are lovely walks around the grounds which include a nature trail and a bridge over a small stream along the northern perimeter.

In all the property extends to around 11 acres of communal gardens and grounds.

Furthermore, an additional garage.

Directions (BS26 2QZ)

When in Notting Hill Road, from the A38 directions travel for about one mile. Take the first right into Badgworth Lane. The entrance to Badgworth Court is about 1/3 mile along on the right hand side, having passed Badgworth Equestrian Arena.



Property information

Local Authority: North Somerset County Council

Tenure: Share of freehold

Council Tax Band: G

EPC: F

Services: LPG gas central heating

Rights of Way: A public footpath enters the home field from the south. It runs in a northerly direction and exits the grounds on the northern perimeter. It is situated away from the garden of No.2.

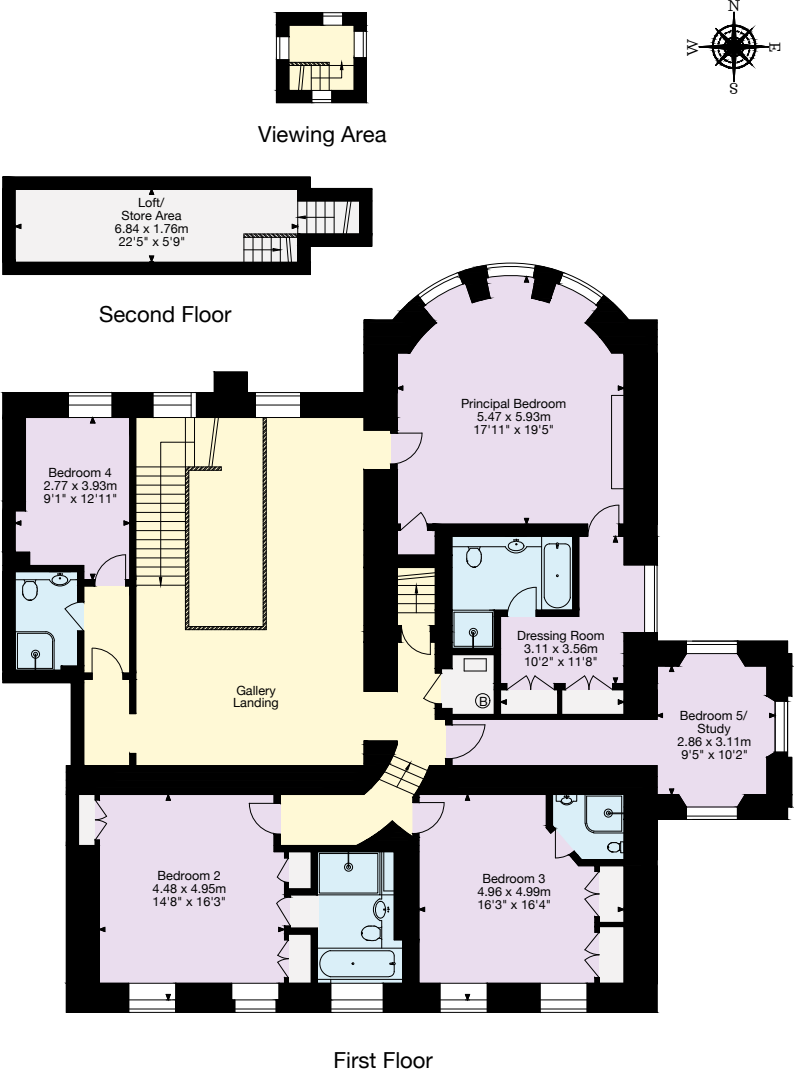
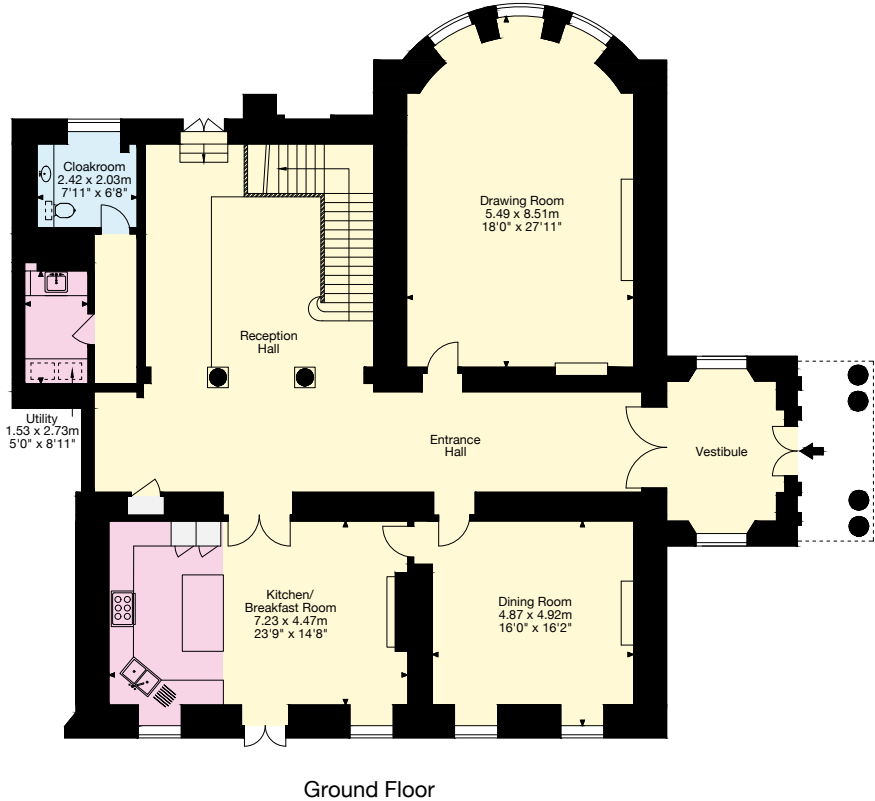
Management Fee: £6,231.21 (includes buildings insurance)

Guide Price: £1,450,000

Viewings: By appointment through sole selling agent Knight Frank

Approximate Gross Internal Floor Area
Total Area = 435 sq m / 4,682 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [June 2024]. Photographs and videos dated [June 2024].

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