



**OLD COACH ROAD, CROSS, AXBRIDGE, SOMERSET, BS26**



**£650,000**



# Passionate about Property

Impressive four bedroom Georgian home retaining much of its original character and charm, sitting in beautifully elevated gardens in the region of 0.75 of an acre, offering exceptional views of the surrounding area, a two bedroom detached annexe, driveway and double garage. The property is in need of some refurbishment, but offers a great opportunity for a large family / dual occupancy living. Call now to view!

## Location

The village of Cross is a small picturesque Somerset village which nestles at the foot of Wavering Down and Crook Peak, being a designated area of outstanding natural beauty. The village itself has two superb Public Houses and is close by to the charming Market Town of Axbridge. Whilst there is much evidence of rebuilding and re-facing of buildings in Axbridge in the 18th and 19th centuries, the heart of Axbridge has changed little and it retains a number of early listed buildings in the Square and lining the main streets. The Square still has the feel of a marketplace today. There are shops and places to eat and drink including: Post Office, The Lamb Inn, The Oak House Hotel, General Stores, Primary School, Doctors Surgery and Church. There are a range of leisure activities in the area including: Unrivalled horse riding and walking on the Mendip Hills, sailing and fishing on the Cheddar Reservoir and Chew Valley Lakes and Dry Slope Skiing in Churchill.

## Directions

From Winscombe village centre and with Farrons office on the right, proceed to the junction with Woodborough Road and continue straight ahead up through the village. Follow the road through a sharp left hand bend onto Sidcot Lane and proceed to the traffic lights. Turn right onto the Bridgwater Road (A38) and continue for approximately 2 miles. At the bottom of Shute Shelve Hill turn right onto Old Coach Road, and the property will then shortly be found on your right-hand side.

## Entrance Hall

A welcoming entrance hall typical of its period, providing a stairwell to the first floor, a storage cupboard, doors to ground floor rooms and doors to the rear courtyard and side access point to the annexe, garage and driveway.

## Dining Room (14' 02" x 11' 07" ) or (4.32m x 3.53m)

Sash window to front and an open fireplace.

## Kitchen / Breakfast Room (17' 11" x 14' 02" ) or (5.46m x 4.32m)

An excellent family room with a fitted range of wooden shaker style wall and base units with an inset stainless steel sink and drainer unit. Integrated fridge and freezer. Space and plumbing for a dishwasher. Space for an electric cooker and an old fireplace recess with a gas fired Rayburn cooker. Ample space for a table and chairs. Dual aspect wooden sash windows to the front and rear. A glazed door leads out to:

## Utility Room

Wall mounted gas fired boiler and space and plumbing for a washing machine and tumble dryer.

## First Floor Landing

Window to rear. Access to:

## Shower Room

Walk in shower cubicle. Pedestal wash hand basin and a low level WC. Sash window.

## Living Room (18' 08" Max x 14' 00" Max) or (5.69m Max x 4.27m Max)

Full of charm, this lovely reception room has dual aspect sash windows providing a lovely view to the front. This spacious, light and versatile space is equally well suited as another double bedroom. Cast iron fireplace (not working) and wooden floorboards.

## Bedroom 3 (14' 04" x 11' 06" ) or (4.37m x 3.51m)

A good double bedroom with a sash window to the front elevation with views.







#### **Bedroom 4 / Study (6' 09" x 5' 02" ) or (2.06m x 1.57m)**

Wooden sash window to the front, benefiting from the countryside views.

#### **Second Floor Landing**

Access to:

#### **Bedroom 1 (18' 01" Max x 14' 07" Max) or (5.51m Max x 4.45m Max)**

Dual aspect windows offering far reaching views. Cast iron fireplace (not working) and a fitted wardrobe. Access to:

#### **En Suite**

Fitted in an open recess in the corner of the bedroom, is a fully tiled shower cubicle and a pedestal wash hand basin.

#### **Bedroom 2 (14' 02" x 11' 11" ) or (4.32m x 3.63m)**

Sash window to the front taking in the far-reaching countryside views. Polished wooden floorboards.



#### **Family Bathroom**

Panelled bath with a mixer tap and hand-held shower attachment over. Pedestal wash hand basin and a low-level WC. Wooden sash window to the front. Recessed down lighting and a white ladder style radiator.

#### **Two Bedroom Detached Annexe**

Converted above and alongside the garages, this fully independent area of accommodation is ideal for buyers looking for a home with income options (monthly rental income estimated at £650 pcm). The front door is located to the side of the garages and opens into a kitchen / breakfast room. The wooden steps lead up to the first floor.

The first floor accommodation provides a shower room on one side of the landing and two connecting bedrooms on the other. The annexe has its own private garden behind the property that is mainly laid to lawn.

#### **Gardens**

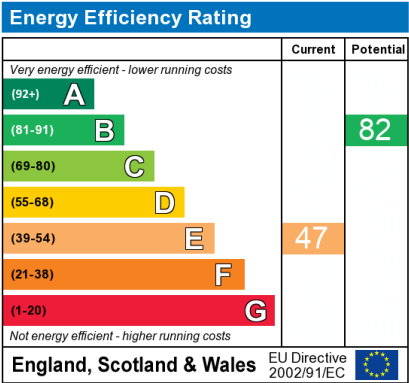
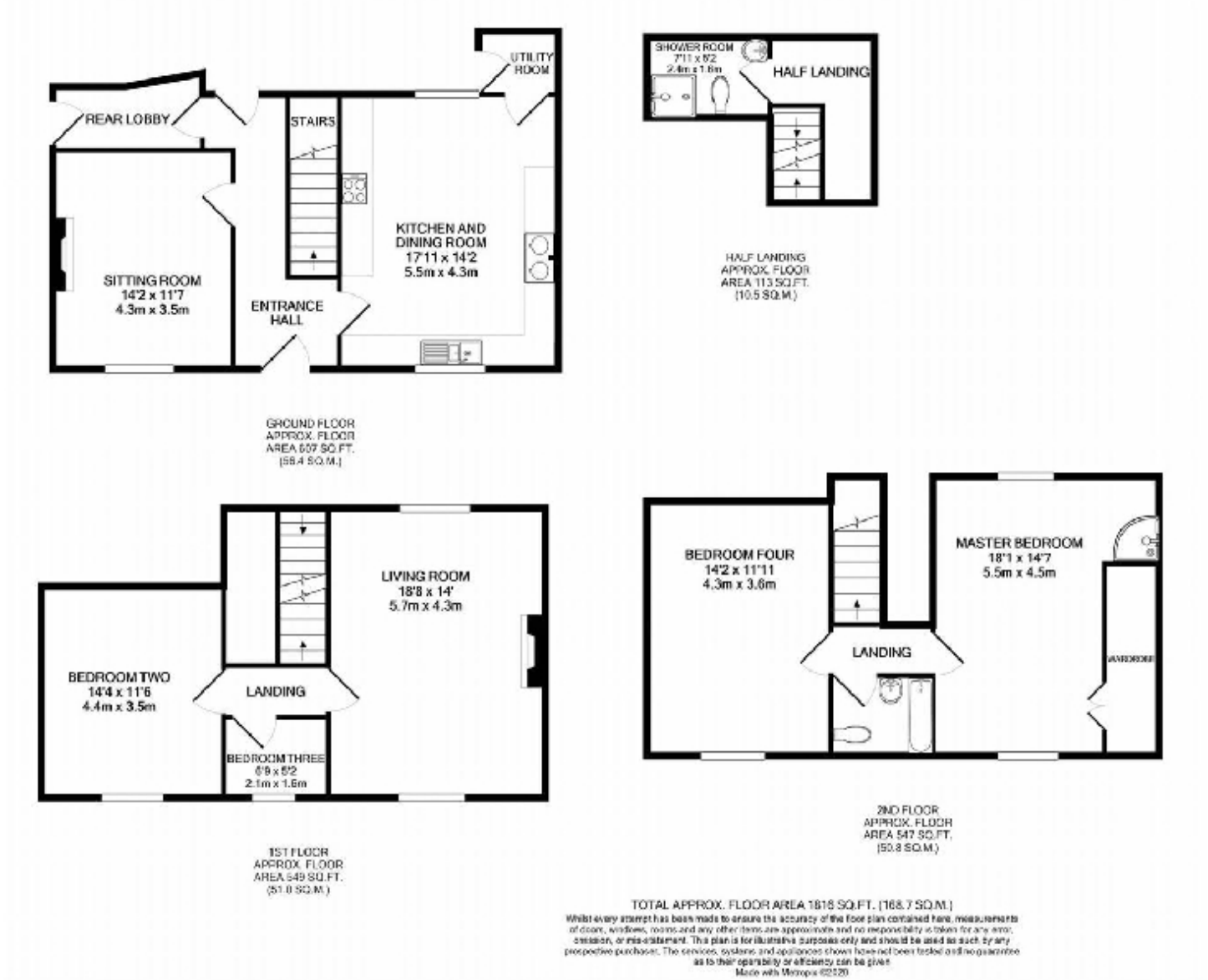
Substantial gardens to the rear that are believed to be in the region of 0.75 of an acre. Mainly laid to lawn and largely elevated to enjoy the wonderful countryside views that surround the property, these grounds offer much to enjoy.



There is a private courtyard with steps to the main garden that adjoins the rear of the property. From here the garden really opens out, bordering the neighbouring field behind where you will regularly find sheep grazing. Within the garden you will find a summerhouse and large decked area perfect to entertain on, which interestingly was the site of an old perfume factory in World War II. The garden extends behind the neighbouring property into a largely private area, enclosed by mature trees to the borders.

#### **Double Garage & Driveway**

Situated underneath the annexe is a pair of garages with up and over doors at the front. Each garage measures approximately 17' 9" x 10' 3" (5.41m x 3.12m) and is fitted with power and light. In addition to the garages there are off road parking spaces to the front.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract