



WEST STREET, AXBRIDGE, SOMERSET. BS26 2AA



£499,950 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. Stunning example of a Grade II Listed four double bedroom property believed to date back to 1688, nestled within one of the most picturesque locations in the surrounding area. This large family home has much to admire, offering the benefit of a **SOUTH FACING GARDEN & GARAGE**, spacious accommodation arranged over three floors, complimented by two reception rooms, a kitchen / breakfast room, scullery and conservatory. Call now to arrange a viewing!

Location

West Street is located a few minutes walk from the heart of the charming 'Centuries Old' town of Axbridge. Being a market town allowed Axbridge to prosper via the wool trade during the Medieval period. 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 retains a number of early listed buildings in the Square and the main streets. The Square still has the feel of a marketplace today. There are shops and places to eat and drink including popular tea shops and public houses. There is a local bus service providing access to the surrounding district, Wells and Weston Super Mare. A more comprehensive range of shopping and leisure facilities in the nearby town of Cheddar.

Entrance Hall

This enchanting vestibule immediately evokes the charm of the period of its build, with flagstone flooring running throughout and giving access to the principle reception rooms and internal courtyard. Radiator. Large storage cupboard.

Internal Courtyard

A pretty stone paved internal courtyard with period water pump, and access provided between the conservatory and entrance hall.

Sitting room (17' 10" x 14' 05") or (5.44m x 4.39m)

This attractive room has two large sash windows to the front, period wood panelling, a feature fireplace with multi-fuel burner, decorative coving and ceiling rose, radiator.

Snug (13' 10" x 10' 0") or (4.22m x 3.05m)

Believed to be part of the original build in 1688. Inglenook fireplace with log burner. Window to side looking into the internal courtyard. Radiator. Built in shelving and dresser. Understairs cupboard. Door to kitchen and the stairwell to the first and second floors to the front elevation.

Kitchen / Breakfast Room (18' 0" x 12' 01") or (5.49m x 3.68m)

Bespoke fitted kitchen under exposed beams and stone walls with a terracotta tiled floor, and covered access to original water well. Upvc double glazed window to rear. Oil fired Aga. Gas pipes are present and capped should the eventual purchaser prefer to use gas. Built in dishwasher. Radiator. Open access to conservatory. Door to scullery and downstairs WC. Separate stairwell to Bedroom One.

Conservatory (22' 09" x 5' 05") or (6.93m x 1.65m)

Encased within natural stone walls with a long lantern light pitched glass roof and doors to the internal courtyard and rear garden. Flooded with natural light, this is a useful area as a study, playroom or reading room. Tiled flooring. Radiator.

Scullery (9' 03" x 5' 09") or (2.82m x 1.75m)

Window and door to rear garden. Shelving and space for appliances. Door to:

Downstairs W.C

WC. Wash basin. Window to rear.

There is a loft space above the Scullery and Downstairs WC which can be accessed from an external door.

Bedroom 1 (18' 08" x 12' 03") or (5.69m x 3.73m)

Accessed via a stairwell from the kitchen, this bedroom offers a good degree of privacy from the others, with views from the window to the rear garden. Closets, built in wardrobe, chest of drawers, bed, rug, lamp, TV, and a small table with two chairs. The room is finished with exposed beams, left





En Suite

Another contemporary upgraded bathroom with walk-in shower, vanity units with inset WC and wash basin, heated towel radiator, Velux window, separate radiator and exposed beams.

First Floor Landing

A break in the steep stairwell gives access to:

Bedroom 2 (13' 09" x 10' 08") or (4.19m x 3.25m)

Double bedroom with loft access, radiator, window to side with panelled seat, two built in cupboards (one housing gas boiler) Loft access.

Second Floor Landing

Loft access. Radiator. Carpeted flooring. Doors to:

Bedroom 3 (14' 09" x 10' 0") or (4.50m x 3.05m)

Impressive double bedroom with a sash window to front elevation. Exposed wood flooring. Radiator.

Bedroom 4 (11' 06" x 10' 03") or (3.51m x 3.12m)

Another comfortable double bedroom with sash window to front elevation, radiator, painted wood flooring and a range of built in bedroom furniture.

Bathroom

Beautifully finished contemporary bathroom with range of vanity units and inset WC and wash basin. Granite work surfaces. Tiled walls and flooring. Bath with shower over. Spotlights. Double glazed window to rear. Heated towel radiator.

Rear Garden

Garage (25' 01" x 10' 0") or (7.65m x 3.05m)

Large garage with electric up and over door to front. Four skylights. Door to rear garden.

Planning Permission

Planning permission has been granted to add solar panels on the garage roof.

Material Information

Council Tax - Band D
 Tenure - Freehold
 Property Type - Terraced
 Property Construction - Stone built 17th/18th century
 Electricity, gas, water, sewerage - all mains connected
 Type of broadband - Fibre to box, copper to house
 Parking - One car in garage
 Any know building safety concerns - No
 Are there any restrictions / covenants - No
 Are there any rights / easements - An easement for access to garage over private car park
 Has the property been flooded in the last 5 years - No



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Approx. Gross Internal Area
268 sq m / 2883 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

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