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**OLD COACH ROAD, CROSS, AXBRIDGE, BS26 2EE**



**£460,000 FREEHOLD**



# Passionate about Property

Impressive four bedroom Grade II Listed 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, as well as a garage and driveway. Some modernisation required.

Council Tax Band: F

## 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, 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.

### **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.

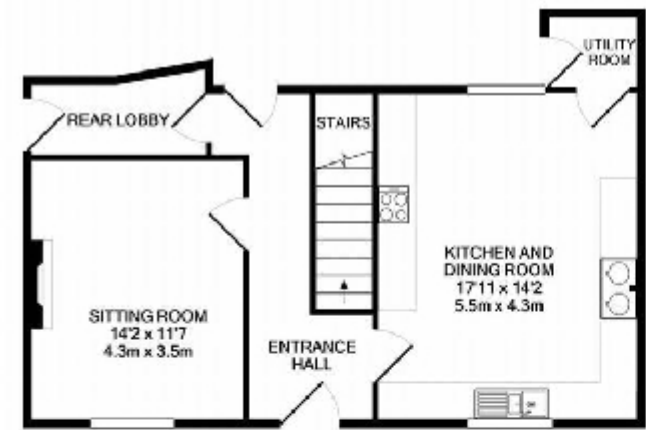


### **Garage & Driveway.**

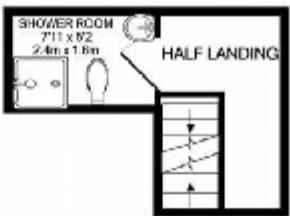
17' 9" x 10' 3" (5.41m x 3.12m) Single garage situated underneath the neighbouring coach house, with up and over door at the front. Fitted with power and light.

In addition to the garage there is off street parking for one vehicle on the driveway.





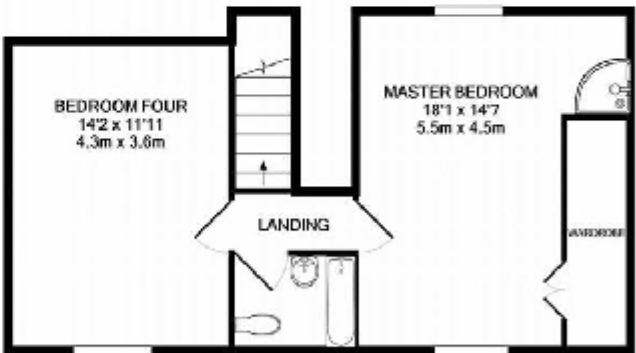
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 607 SQ. FT.  
 (56.4 SQ. M.)



HALF LANDING  
 APPROX. FLOOR  
 AREA 113 SQ. FT.  
 (10.5 SQ. M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 549 SQ. FT.  
 (51.0 SQ. M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 547 SQ. FT.  
 (50.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1818 SQ. FT. (168.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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