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BADGWORTH LANE, BADGWORTH, AXBRIDGE, BS26 2QW



£695,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN IN NEED OF IMPROVEMENT*** Elegant five bedroom early 20th Century detached country residence, nestled in an idyllic location within approaching an acre of grounds, benefiting from sublime rolling countryside views towards Brent Knoll. This fabulous home provides over 2600 sq ft of internal space, perfect for any growing family looking to make this their family home for generations to come.

Location

The property is situated in a quiet rural position within the charming Somerset village of Badgworth where there are a number of fine period houses and cottages, a local village Church and Hall. Badgworth is an active and caring rural community situated a short drive away from the Medieval Town of Axbridge and the villages of Wedmore and Cheddar, each offering a range of amenities and shopping facilities. Being a rural area, there are a range of outdoor pursuits available including golf at the Isle of Wedmore Golf Club, walking, horse riding, mountain biking and fishing. For those with hobbies and interests, there are a number of clubs and societies in the area. The property lies within the school catchment area of Weare Academy First School (with attached pre-school) Hugh Sexey Middle School and The Kings of Wessex Academy in Cheddar with private schooling available at Millfield in Street, the Cathedral School in Wells and Sidcot School near Winscombe.

Entrance Vestibule

Solid wooden door with glazed panels inset. Tiled flooring. Wooden door with coloured glass panels to:

Entrance Hall

Welcoming period entrance hall with carpeted flooring, radiator, under-stairs cupboard, stairs to first floor, doors to:

Downstairs W.C

Window to side. WC. Plunge bath with door and shower attachment.

Drawing Room (13' 07" x 13' 03") or (4.14m x 4.04m)

Dual aspect sash windows with open fireplace, carpeted flooring and a radiator.

Living Room (15' 11" x 13' 06") or (4.85m x 4.11m)

Another impressive reception room with dual aspect sash windows, open fireplace, radiator and carpeted flooring.

Kitchen / Breakfast Room (22' 05" x 13' 05") or (6.83m x 4.09m)

Generous family kitchen/ breakfast room, with large sliding patio doors to gardens. Extensive bespoke solid wood fitted kitchen with built-in appliances that include two ovens, microwave, fridge, freezer and a freestanding dishwasher. LED lighting. Tiled flooring. Kitchen island. Gas hob (supplied by a propane tank) oil fired Aga (not used and in need of service and refurbishment)

Dining Room (14' 06" x 11' 11") or (4.42m x 3.63m)

Accessible from the kitchen /breakfast room, this spacious third reception room has two sash windows to the front, a log burning stove, two radiators and carpeted flooring.





Side Entrance Hall

A spacious additional area with windows and two doors to the rear and side, as well as further rooms accessible used for storage, as utility areas etc, that could be redeveloped to add further reception space if required.

Boiler Room (8' 05" x 5' 03") or (2.57m x 1.60m)

Housing oil fired boiler that was replaced in 2022.

Utility Room / Tack Room (10' 03" x 8' 11") or (3.12m x 2.72m)

Internal window and range of windows to side. Tiled flooring, base unit with sink over.

Store Room (8' 03" x 5' 07") or (2.51m x 1.70m)

Window to rear.





First Floor Landing

Impressive landing with sash window providing a lovely view over the rolling countryside beyond. Carpeted flooring. Loft access. Radiator.

Bedroom 1 (13' 09" x 11' 05") or (4.19m x 3.48m)

Dual aspect sash windows providing far reaching views. Radiator. Carpeted flooring. Door to:

En Suite

Window to rear. WC. Wash basin. Corner shower cubicle. Heated towel radiator.

Bedroom 2 (13' 11" x 13' 03") or (4.24m x 4.04m)

Two large sash windows over looking the gardens. Radiator. Carpeted flooring.

Bedroom 3 (12' 04" x 12' 03") or (3.76m x 3.73m)

Window to rear with an exceptional view towards Brent Knoll. Built-in wardrobes, dressing table, cupboards and wash basin. Radiator. Carpeted flooring.

Bedroom 4 (12' 11" x 10' 08") or (3.94m x 3.25m)

Window to side. Another super double bedroom with radiator and carpeted flooring.

Bedroom 5 (8' 11" x 6' 11") or (2.72m x 2.11m)

Single bedroom or study, with sash window to front, radiator and carpeted flooring.

Bathroom

Window to side. Bath, WC and pedestal wash basin. Radiator. Carpeted flooring. Cupboards housing hot water tank.





Gated Driveway

A five bar gate secures access from the country lane, to a large parking area servicing the front of the property with open access to the gardens.

Gardens

The property is positioned within impressive grounds that amount to 0.863 of an acre. The main attraction is however the view of the rolling countryside beyond towards Brent Knoll, that you are able to enjoy from the large raised stone paved terrace to the rear of the property, as you keep an eye on those using the swimming pool (with pump maintained and in working order)

The lawns runs to the post and wire fencing, enabling you to easily understand the grounds and how you may wish to landscape them for your own use in the future!

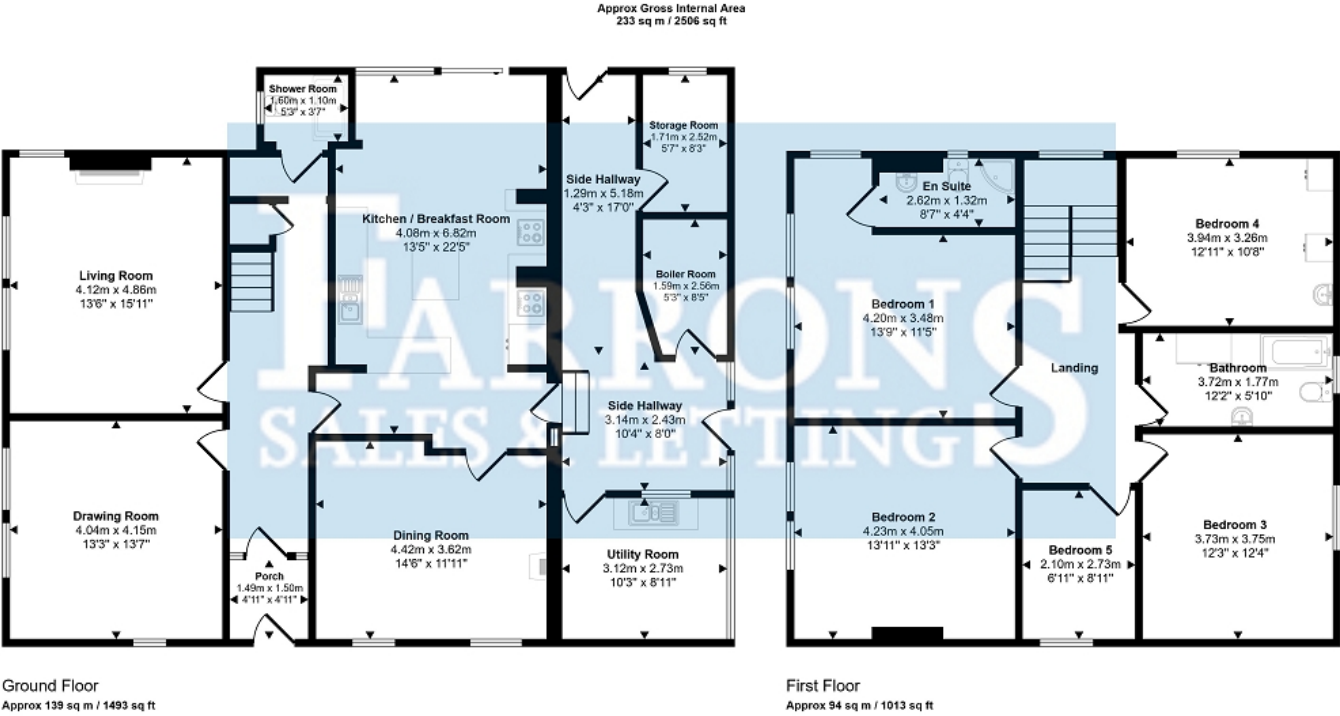


Material Information

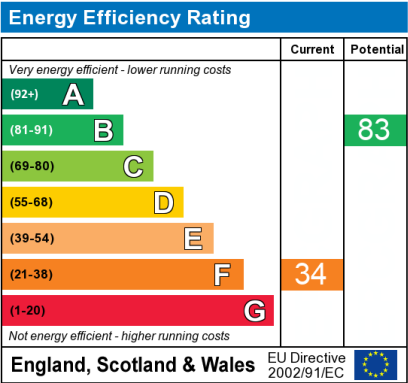
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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