



**HILL VIEW ROAD, LOXTON, AXBRIDGE, SOMERSET. BS26 2XJ**



**£365,000 FREEHOLD**



# Passionate about Property

Delightful period semi-detached property in sought after village, with superb elevated views of the surrounding countryside. The property and landscaped gardens are presented in excellent order throughout. 2 Reception Rooms, Kitchen/Breakfast with Rayburn, 2 Double Bedrooms, 4 Piece Bathroom Suite & Downstairs Cloakroom. South Facing Garden with lawn, patios, storage and well stocked beds. Call now to arrange a viewing of this wonderful home!

## Description

Occupying an elevated position with superb views of Crook Peak and the surrounding countryside. This period semi detached property dates back to the 1860's and formerly the School House. The property is presented in excellent order and retains much of its original character and features including: High ceilings, original doors and joinery. Additions include an oil fired 'Rayburn', multi-fuel burner in the lounge, double glazing and a modern 4 piece bathroom suite. The accommodation briefly comprises: Entrance Hall, Downstairs Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, First Floor Landing, Two Double Bedrooms and a Bathroom. The landscaped south facing gardens and patio areas are an absolute delight. An internal viewing is highly recommended.

## Entrance Hall

Wood panelled entrance door with double glazed insert, stairs off, dado rail, pull out understairs storage cupboards, radiator, cupboard housing electric meter and consumer unit. Wood panelled door to living room.

## Downstairs Cloakroom

Double glazed window to front, low level W.C, wash hand basin.

## Living Room (11' 05" x 11' 05") or (3.48m x 3.48m)

Double glazed window to front with deep sill and views over the front garden with rural views beyond, inset multi fuel stove, tiled hearth and wooden mantle, radiator, wood flooring, double stained glass panelled doors to:

## Dining Room (11' 03" x 10' 0") or (3.43m x 3.05m)

Double glazed window to side with views over the south facing gardens towards Crook Peak, wood laminate flooring, wood panelled door to:

## Kitchen / Breakfast Room (11' 07" x 12' 01") or (3.53m x 3.68m)

Double glazed double doors to side leading to covered patio area and the garden, double glazed window to side, range of units fitted at wall and base level including inset ceramic sink unit with mixer tap over, built in electric oven, induction hob and stainless steel extractor canopy over, oil fired 'Rayburn Royal' range with two hot plates and ovens under, (The range also supplies the hot water and central heating), built in washing machine, space for fridge/freezer, quarry tiled floor, inset spotlights, shelved larder cupboard.







#### **First Floor Landing**

Double glazed window to side with views of the surrounding countryside, access to roof void which is boarded and shelved and accessed via ladder, wood panelled doors to both bedrooms and the bathroom, modern electric storage heater.

#### **Bedroom 1 (11' 07" x 8' 09") or (3.53m x 2.67m)**

Double glazed window to front with deep set sill and rural outlook towards Brent Knoll.

#### **Bedroom 2 (10' 11" x 9' 07") or (3.33m x 2.92m)**

Two double glazed windows to rear with views towards Crook Peak and the surrounding countryside ( a south facing roof terrace can be accessed via the windows), radiator.

#### **Bathroom (8' 04" x 8' 0") or (2.54m x 2.44m)**

Double glazed window to the side with rural views, four piece suite comprising: Claw and ball bath, tiled corner shower unit with mains fed shower over, pedestal wash hand basin, low level, W.C, shelved airing cupboard housing hot water tank and immersion, feature cast iron corner fireplace with tiled hearth, heated towel rail, wood laminate flooring.



#### **Front & Rear Gardens**

To the front there is gated access with pathway and garden leading to the entrance door, area of lawn with selection of shrubs and small trees, timber shed. To the side of the property are the stunning south facing garden and patio areas. There is a partially covered patio area, generous area of lawn, additional patio area and timber sheds with power, oil tank and log store. Landscaped gardens include: water features, well stocked plant garden, vegetable patch, power and lighting.

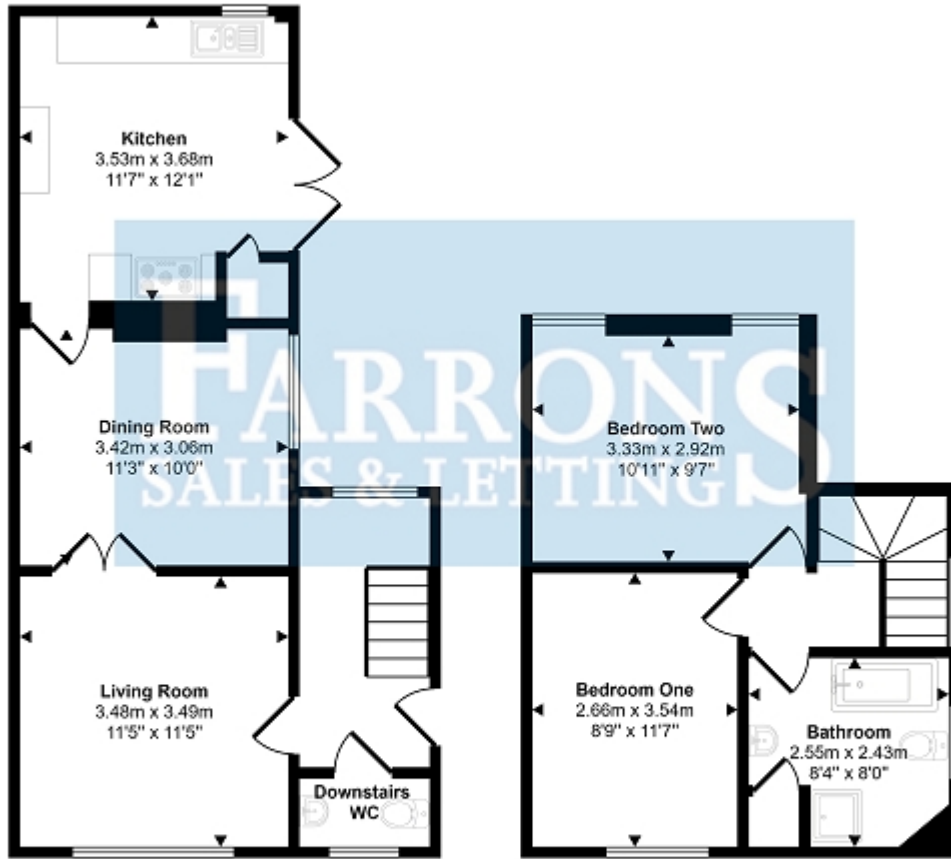
#### **Agents Note:**

Please be aware parking is on the street below and the property is accessed via a footpath with steps.



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Approx Gross Internal Area  
78 sq m / 841 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft

First Floor  
Approx 32 sq m / 349 sq ft

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.

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

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