

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



2 BROOK FARM, QUAB LANE, WASHBROOK, SOMERSET, BS28 4QJ



**2 BROOK FARM,
QUAB LANE, WASHBROOK, SOMERSET, BS28 4QJ**

A spacious family home with a large garden, plenty of parking, a double garage and rural views. Located down a quiet country lane between Wedmore and Axbridge.

This attractive house has an entrance hall, kitchen, dining room, sitting room, cloakroom. Upstairs there are 4 double bedrooms, one with an ensuite w.c. and a separate family bathroom with bath and shower.

Outside there is a large, gravelled car parking area, double garage, and log store. The gardens extend to a total plot of approx. 0.5acre.

Guide Price £595,000

Location

Quab Lane is a quiet, rural lane between Wedmore and Axbridge. Within a mile, the villages and hamlets of Ashton, Chapel Allerton, Middle Stoughton and Alston Sutton provide clustered communities. As well as village halls and cricket clubs there is the Wheatsheaf Pub, smokehouse and deli and a local cider barn. More facilities can be found in Wedmore and Axbridge, 1.5miles and 4 miles respectively. The M5 motorway is approx. 8 miles away and main line trains can be found at Yatton or Highbridge and Burnham.

Description

A wonderful family home constructed in a traditional farmhouse style, with super spacious, open-plan accommodation downstairs and plenty of bedrooms upstairs. The large lawned garden to the north is perfect for a growing family and the south garden is a sheltered suntrap. The setting is rural and peaceful surrounded by countryside.





Accommodation

A welcoming entrance hall leads to the kitchen and dining room which opens, through an arch, to a sitting room.

The kitchen has a range of fitted units. There is an electric Rangemaster with electric hob (5 rings) and extractor, and space for a tumble dryer, washing machine, dishwasher and fridge/freezer. An exterior door opens to the east terrace. A central island provides additional space for food preparation and a large window to the north overlooks the attractive front garden.

The dining room is very spacious and has glazed French doors to the south garden, there is a large bay window to the east to catch the morning sun. The dining room flows to the sitting room through a stone archway. Here stunning floor-to-ceiling windows overlook the south garden. Bespoke shelving and a stone fireplace and hearth have a multi-fuel burning stove as a focal point. This is a very attractive room which draws on traditional craftsmanship to create a unique environment of exposed stone, brick, wooden walls and stained-glass. A bespoke stained-glass door leads back to the entrance hall. Here you will find a downstairs cloakroom and handy coat storage cupboard.

Upstairs there are 4 bedrooms with wonderful rural views, one has an ensuite w.c. There is a large family bath and shower room and an airing cupboard.

Outside

There's plenty of parking on a gravel drive and in addition, an enclosed double garage provides space for more cars. Adjacent to the garage is a timber shed, currently used for storing logs. Beyond this is a large lawn which has various fruit trees within it including plum, apple, pear and cherry.





Immediately in front of the house, as you approach, there's a timber decked veranda. To the left an attractive paved terrace is bordered by raised floral beds. The paving wraps around the east side of the property to the south side. Here you will find an attractive and varied walled garden and terrace. The total plot measures approx. 0.5 acre.

Tenure and other points

Freehold. Mains electricity. Propane gas. Shared septic tank with neighbour. Council Tax Band F. EPC rating E.

Directions

Follow statnav to BS28 4QT and 2 Brook farm can be found down Quab Lane. It is the third property down the lane from the bridge and once you are there, it is the furthest of the two dwellings.

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About the area:

This is a rural and very quiet area surrounded by rolling countryside. The collection of small villages and hamlets are known locally as "The Allertons", Stone Allerton and Chapel Allerton provide a friendly and active community, along with the nearby villages and small towns of Wedmore, Axbridge, Cheddar and Winscombe.

The Saxon village of Wedmore is a delightful and extremely active centre and in many ways an archetype of an English village. There are historic buildings including the medieval church, an excellent general store, a post office, butchers, chemist, boutiques, eateries and a wide range of cultural and sporting clubs and societies.

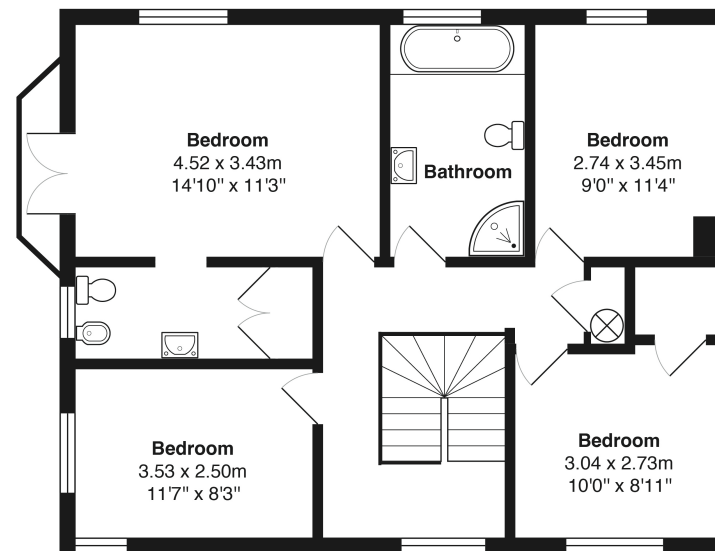
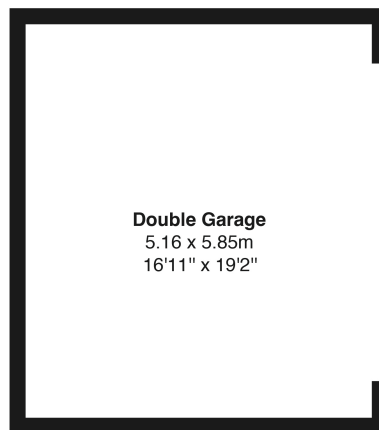
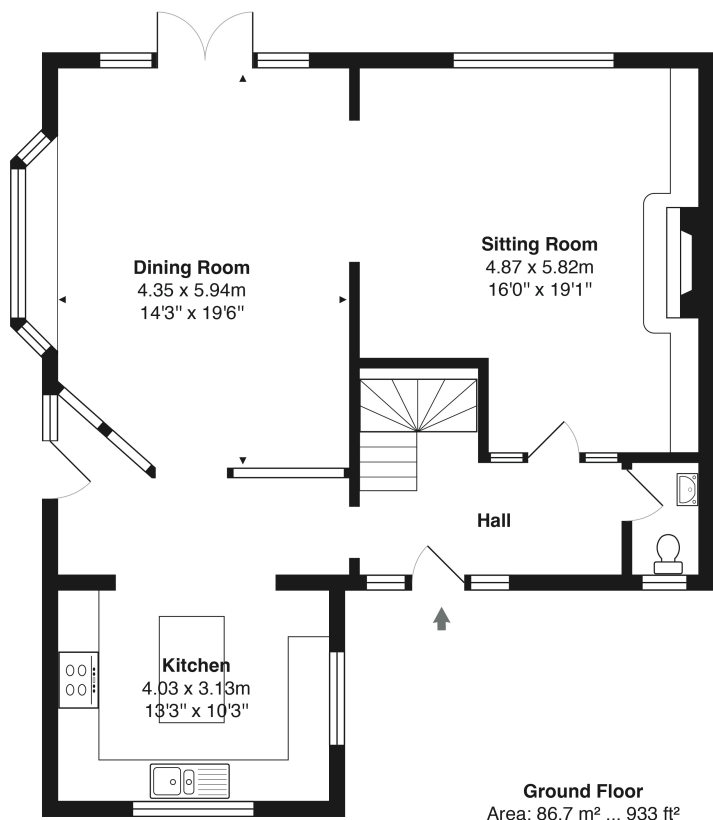
Swimming pools can be found at both Cheddar and in Wells, as well as other popular leisure pursuits including: sailing and wind surfing clubs at Cheddar Reservoir; The Badgworth Equestrian Centre, Wedmore 18-hole Golf Course, floodlit tennis courts, indoor and outdoor bowling, football and cricket clubs.

The Cathedral City of Wells is a half hour drive away and also provides a good range of businesses, recreational and shopping facilities. City shopping centres are available as Taunton, Bath and Bristol.

Communications in the area are good with access to the M5 (J22 – 10 minutes) connecting to M4 (J16). A local train service from Highbridge links with intercity train services at Taunton and Bristol Temple Meads with London Paddington being approximately 1.5 hours away. Castle Cary, a mainline station, is about 23 miles whilst Bristol International Airport is 13 miles away.

There are excellent local and independent schools including First Schools in Weare and Wedmore which are linked to Hugh Sexey's Middle School and Kings of Wessex Upper School, Millfield, Wells Cathedral School and Sidcot.





2 Brook Farm, Washbrook, Wedmore



Approximate gross internal floor area of main building - 159.8 m² / 1,720 ft²

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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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