

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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



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

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

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

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

Guide Price £650,000

Location

Quab Lane is a quiet, rural lane between Wedmore and Axbridge. Within a mile, the villages and hamlets of Ashton, Chaple Allerton, Middle Stoughton and Alston Sutton provide clustered communities. As well as village halls and cricket clubs there is the Windmill 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. This lovely house is very spacious downstairs. An entrance hall leads to a large open plan kitchen and dining room which opens to a sitting room. The kitchen has a combination of solid granite worksurfaces and tiled surfaces.





There is space for a large range cooker (gas), tumble dryer, washing machine, dishwasher and fridge/freezer. An exterior door provides access to the west terrace. A central island provides additional space for food preparation and a large window to the north overlooks the front terrace.

A bespoke, timber breakfast bar divides the kitchen from the stunning dining room which is very spacious and has fully glazed French doors to the south garden. The dining room flows to the sitting room which has a bay window overlooking the south garden and an inglenook fireplace with Villager log burning stove. This is a very attractive room which draws on traditional craftsmanship to create a unique environment of stone and brick walls, wooden walls and stained glass. A bespoke stain glass door leads back to the entrance hall. Here you will find a downstairs cloakroom and handy coat storage cupboard.

On the first floor are 4 double bedrooms with wonderful rural views. Two of the rooms have large built-in wardrobes and one has an ensuite shower room. There is a large family bath and shower room and an airing cupboard.

Outside

There's plenty of parking on a gravel drive. In addition, an enclosed garage provides space for another car. Adjacent to the garage is a timber shed, currently used for storing logs. Further down the garden there is a large, solid timber barn which has vehicular access at one end and a doorway in the other. This is a super workspace/storage facility. A canopy has been built over this to accommodate and shelter a mobile home. The area around the barn is fenced creating an enclosure within the larger lawned garden. Immediately in front of the house, as you approach, there's a timber decked veranda. To the right a terraced areas wrap around the property to the south side. Here you will find an attractive and varied walled garden and terrace. The total plot measure 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 1 Brook farm can be found down Quab Lane. It is the third property down the lane from the bridge.

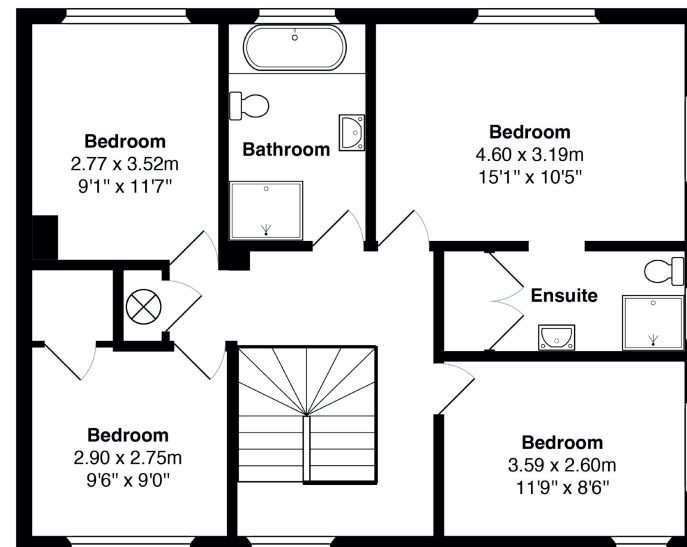
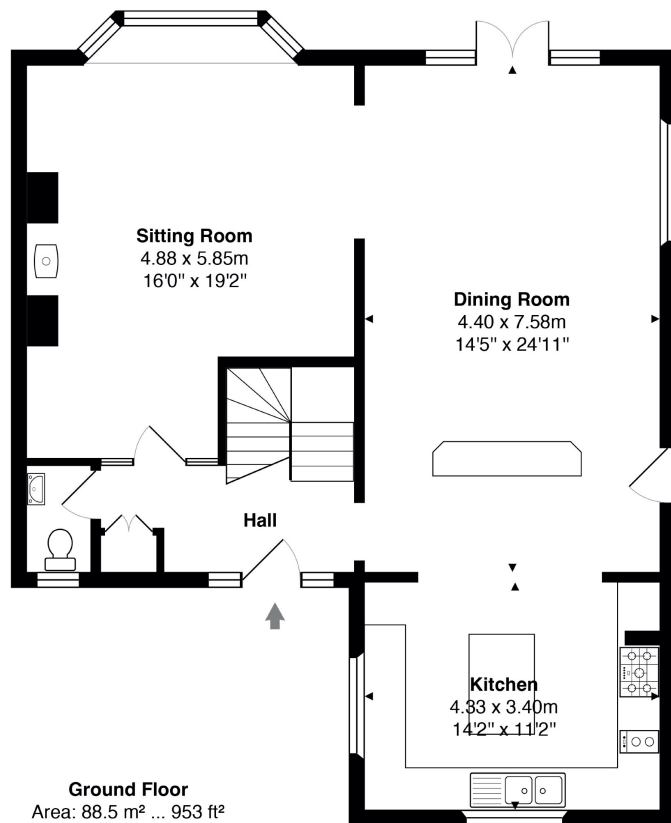
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About the area:

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 Sexseys Middle School and Kings of Wessex Upper School, Millfield, Wells Cathedral School and Sidcot.



**1 Brook Farm,
Washbrook, Wedmore**



First Floor
Area: 74.4 m² ... 801 ft²

Approximate gross internal floor area of main building - 162.9 m² / 1,754 ft²

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

