



Paddons

Kingsway, Tarnock, BS26 2SQ

debbie fortune



Paddons Kingsway Tarnock Somerset BS26 2SQ

An exceptional five bedroom individual home, occupying a glorious rural position with panoramic views over the surrounding countryside. 'Paddon's' is set in approximately 1.09 acres with incredible future potential.

- Outstanding individual detached home set in approximately 1.09 acres
- Beautiful panoramic views over the glorious Somerset Countryside
- Extended period cottage with separate one bedroom self-contained annexe
- Four bedroom main residence with three receptions rooms, kitchen, and utility room
- Exceptionally well presented throughout with a versatile and adaptable footprint
- Large open paddock/garden with stable, garage and spacious gravelled driveway
- Ideally suited to those looking for a property to co-habit or with rental potential
- Benefits include Double Glazing, Super Fast Broadband and no onward chain

Price Guide £750,000

DESCRIPTION

With incredible scenery all around including recognised local landmarks including Brent Knoll, Crook Peak & The Mendip Hills and the beautiful Cheddar Gorge, this unique and versatile property is perfect for buyers looking for a flexible home, with plenty of space to house several generations of the same family, or indeed buyers looking to supplement their cost of living by renting out the self contained annexe.

Situated on a large corner plot with no near neighbours, the modest period home that once occupied this stunning position, has been much improved and extended over the years to create what it now over 2500 sq ft of accommodation.

Approaching the property off the Kingsway, a five bar gate opens into a large gravelled parking area with enough space to fit a whole fleet of vehicles, the original part of the home is accessed via a smart contemporary composite door that leads into a spacious living/dining room with an attractive brick fireplace with an inset cast iron stove and a fabulous triple aspect. There is a small study area beyond, with stairs rising to two first floor bedrooms and a family bathroom. The two bedrooms feature vaulted ceiling with exposed timber beams and wonderful outlooks over the local countryside. The bathroom features a walk in shower and modern contemporary fittings.

The original house flows through into the side extension via a large family/dining room which is the perfect space for all the family to congregate. A second light filled hallway provides access to all the rooms in the extension, which are arranged on one convenient floor. There is a smart traditional styled kitchen with a gorgeous outlook over the adjacent fields and space for a Rangemaster style cooker and American fridge/freezer, along with space for a dishwasher. A separate utility room provides space for the white goods including plumbing for the washing machine and tumble dryer, along with several useful cupboards and a handy cloakroom.

Continuing down the hallway there are two double bedrooms with lovely rural outlooks and a chic contemporary walk in shower room and a stunning second sitting room, with a spacious attached conservatory. The sitting room features a handsome cast iron wood burner that creates a stylish focal point to the room, French doors to the side then lead to the conservatory and garden.

Completing the accommodation at Paddons is a separate self contained one bedroom annexe, which would be ideal for an independent teenager, dependent relative or even to let out. It has an open plan living room with kitchen area and a double bedroom with shower. It is incredibly private and benefits from wonderful westerly views to Brent Knoll.

Outside, the property is blessed with large level grounds, with practically enough space for a full size football pitch. There is a small stable block, space in provision for a static caravan and a large garage. The grounds/garden are unfussy and mainly laid to lawn creating a perfect blank canvas for those who either wish to establish a more formal garden or indeed enjoy the company of a few farmyard pets. It has to be said, that the views all around are absolutely spectacular and there is incredible potential to create a lifestyle business should you wish or indeed just enjoy the peaceful solitude.

SITUATION

Tarnock is a hamlet situated off the A38, near the beautiful medieval town of Axbridge, which is a popular, small residential town situated on the southern lower slopes of the Mendip Hills in Somerset. Further shopping facilities and banks are available in Cheddar and Winscombe, both within convenient driving distance. Bristol and Bath provide a good range of cultural activities and are within driving distance for days or evenings out. Excellent schools nearby including Weare Academy First School, Middle School at Hugh Sexey CE, in Blackford and secondary at The Kings of Wessex Academy, in Cheddar. Independent schools in the area include Sidcot, near Winscombe, Wells Cathedral School, in Wells and Millfield, in Street. The general area provides good walking and horse-riding country, sailing on Axbridge Reservoir, golf courses and a dry ski slope in Churchill near Winscombe. Access to the M5 is at the Edithmead junction, outside Bumham-on-Sea. The A38 is conveniently close for commuting to Bristol, or branching off to go to Bath on the A368.

DIRECTIONS

Travelling on the A38 from Bristol, go straight ahead at Churchill traffic lights, taking you through Star and Sidcot. Go straight ahead at the next set of traffic lights and continue for a couple of miles passing the petrol station on your left and eventually entering Lower Weare, continue through Lower Weare in the direction of Tarnock. Entering Tarnock turn left onto The Kingsway where the property can be found approximately half a mile up the road on your right.

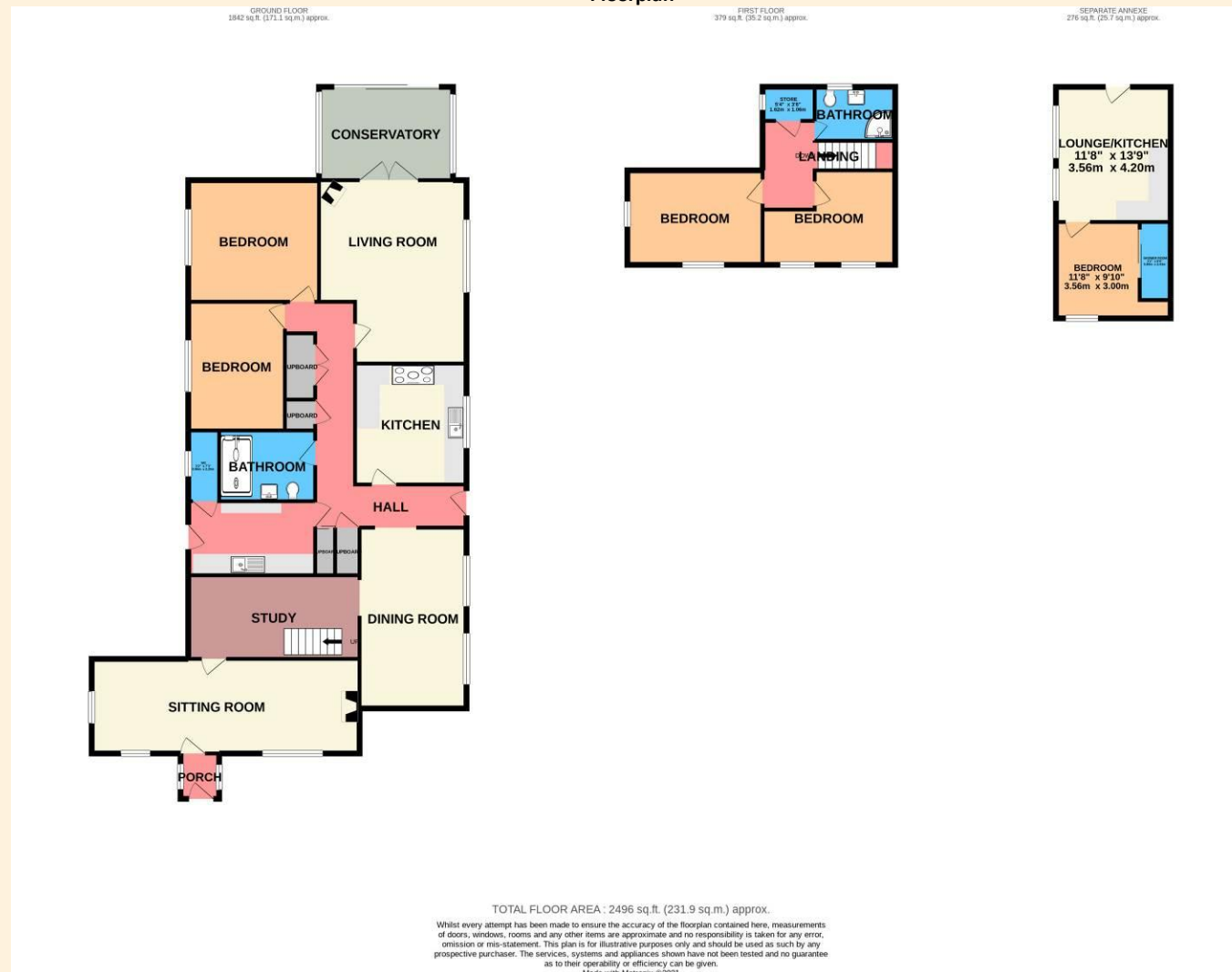
EPC rating E

Our vendor says ... The home with all round stunning views, set in peace and tranquillity. Fabulous wildlife, with easy access to local amenities, and international airport on the doorstep.

We have noticed ... A unique opportunity to purchase a house that truly has it all, space, land, views, and incredible future potential. If you are seeking a retreat with supreme privacy, or indeed an opportunity to create a lifestyle business, look no further 'Paddons' ticks all the boxes.



Floorplan



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