



debbie fortune
ESTATE AGENTS



The Cedars

Cross



The Cedars, Old Coach Road, Cross, BS26 2EG

£1,500,000

- Six bedrooms
- Five bathrooms
- Five reception rooms
- A roster of original features
- Various outbuildings
- 1.19 acres approx

Set in the historic Somerset village of Cross - 'The Cedars' has evolved through the generations into a substantial family home, and is seated in a beautifully elevated position with far reaching views with the picturesque backdrop of the Mendip Hills. In all the property sits approximately 1.19 acres of formal gardens with numerous outbuildings, all enclosed by a handsome stone boundary wall.

SITUATION

The village of Cross is a popular hamlet just a short distance away from Axbridge and has historically been a perfect spot for commuters given its proximity to several local towns but also Bristol and Wells. Country lovers will be attracted to the glorious Mendip countryside and walks on the doorstep and even the land to the north of this property is owned by The National Trust. The nearby market town of Axbridge offers more comprehensive shopping and village facilities as does Winscombe. Nearby Cheddar also offers the Leisure Centre and Gym.

Schooling in the area is excellent, with the 'three school' system being a tremendous attraction! Weare Church of England First School and Axbridge First School (www.axbridgefirstschool.co.uk), Fairland Middle School (fairlandsmiddleschool.co.uk) Hugh Sexseys Church of England Middle School (www.hughsexey.com) and Kings of Wessex (www.kowessex.co.uk) at Cheddar are well sought after by families. There is access to private schooling at Sidcot (www.sidcot.org.uk), Wells Cathedral School (www.wells.cathedral.school), Queen Elizabeth Hospital School Bristol (www.qehbristol.co.uk) and Millfield School at Street (www.millfield.co.uk).

If you commute, easy road access to Bristol, Bath and down to Devon and Cornwall south bound. You also benefit from Bristol Airport just a short drive as well as train stations in Bristol, Highbridge and Weston-super-Mare all within easy reach. Motorway commuters have easy access to Edithmead J22 and Weston-super-Mare J21 of the M5.

DIRECTIONS

Approaching from the direction of Winscombe on the Bridgwater Road turn right into Old Coach Road. Continue in the direction of Compton Bishop passing The White Hart Coaching Inn on your right-hand side. The Cedars is just up from this, set back at the top of a private driveway.

PROPERTY INFORMATION

Tenure - Freehold
Council tax band - G
EPC rating - E



DESCRIPTION

A superior detached Georgian house set in the historic Somerset village of Cross - 'The Cedars' has evolved through the generations into a substantial family home, and is seated in a beautifully elevated position with far reaching views with the picturesque backdrop of the Mendip Hills. In all, the property sits in approximately 1.19 acres of formal gardens with numerous outbuildings, all enclosed by a handsome stone boundary wall.

The present owners have added a huge amount to 'The Cedars' impressive grandeur, having tastefully extended the property to add a stunning garden room amongst several other excellent alterations. These careful additions blend perfectly with the period features that can be found throughout the house including original moulded cornices, panelling and detailed masonry.

Ornate windowpanes, shoulder the vestibule entrance that opens into the reception hall where a stone floor flows through to the rear of the property. From here we access the formal dining room and drawing room situated either side of the hall. Both of fine proportions and with a period fireplace and double height bay windows overlooking the lawns to the south.

From the drawing room we access the study with elegant French doors opening onto a gravel terrace. A second door leads onto a utility hall where a spacious utility room, WC and storage reside. Next to this is a cosy sitting room with log burning stove. The kitchen sits adjacent to this and offers a wonderfully spacious family area which opens to a bright and airy breakfast room and garden room. Tall ceilings and tiled floors are warmed by the Aga and there is plentiful worktop space with a large peninsula island and a walk-in larder means there is no shortage of storage space. The breakfast and garden rooms have underfloor heating and views across the valley towards Glastonbury. The well used cellar offers further opportunity, having a good ceiling height but for now is well used for storage and can be accessed via the hallway.

The first floor offers spectacular views across the Somerset Levels and two impressive double bedrooms, each with with an ensuite shower and bathroom. In addition, the principle bedroom suite is complete with a dressing room and large ensuite bathroom with bath and shower. There is also an additional bathroom with a walk in shower on this floor. The views expand further on the second floor where three double bedrooms are serviced by a final bathroom, again with bath and shower.

The house itself is further served by an annex situated behind the main house, currently used as an office with single garage and double carport below and a separate store room currently used for deep freezers and garden implements. A detached stone barn sits to the East of the grounds which could be transformed to provide additional accommodation and below this is a brick structured greenhouse. The mature and well-tended gardens surround three sides of the house on varying levels and the aforementioned stone walling provides a great amount of privacy whilst still allowing for superb views from every part of the house. The great Cedar from which the house derives its name sits proudly to the front of the property and a mixed orchard is situated on the lower lawn. Planning has also been approved for the erection of a free standing solar panel array to the North East of the property.

The Cedars is a true family home that sits proudly in the village of Cross which has historically been a central location from which to access all local towns and cities. This handsome home is ready for a new chapter, bursting with character but also has lots of future potential to explore.

Our vendor says... You can feel the house coming alive when it is full. Many a happy party has taken place here in the past, both in our time and previously. The house is superbly placed for travel with the Airport and M5 in easy reach. The elevated position has meant years of enjoyment of the panoramic views of the levels.

We have noticed... The Cedars is a remarkably cosy home despite its grand proportions and holds such wonderful memories for the present owners. The depth of character in this house is fantastic and it will be exciting to see a new family take charge of its future and make their mark on what is a much loved house in the area.









