



Moorland Street, Axbridge
£230,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 2

Receptions: 1

Nestled in the heart of the ever-popular historic town of Axbridge, this spacious two-bedroom apartment is bathed in natural light and exudes a welcoming, homely atmosphere. Originally a magistrate's court, the building was thoughtfully converted into 13 individual apartments in the 1980s and has since been well maintained and managed.

Flat No. 8 is generously proportioned and accessed via a communal hallway that leads to its private front door. Upon entry, you'll find a large understairs cupboard - perfect for storing household essentials. Stairs then rise to the main living level, where the rest of the accommodation unfolds.

At the heart of the home is a bright and open-plan kitchen, dining, and living space - ideal for both relaxing and entertaining. The kitchen comes well-equipped with quality appliances, including a hob, oven, washer-dryer, and dishwasher.

Both double bedrooms are well-sized, featuring large sash windows and TV aerial points. The principal bedroom also benefits from an en-suite shower room and built-in storage, while a contemporary main bathroom is accessed from the hallway.

Externally, the property includes allocated parking, with additional visitor spaces available.



Our Vendors say... We have truly loved living in this property and will miss it dearly. The property has great square footage, bringing with it the benefits of an abundance of space, as well as storage. The history of the property brings character and the large windows throughout the building bring light and luminescence through the day, this is particularly beautiful during sunrise and sunset and never gets old.

Axbridge is a wonderful area to live. The flat is close to the the centre of Axbridge, but does not sit on any main roads leading in and out of the village, making it a quiet place to be based. It is situated close to amenities including a primary school, village square, tea shop, co-op, a park, an antique shop and two pubs.

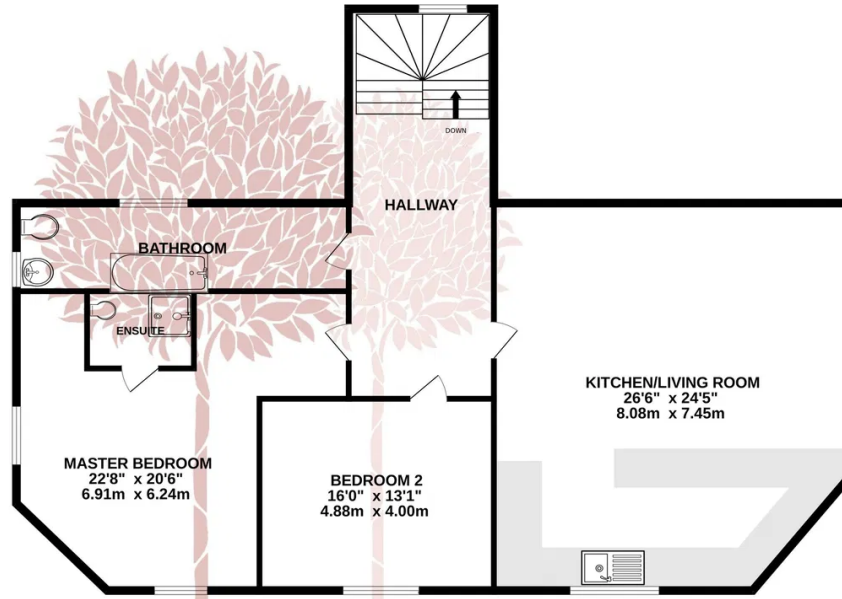
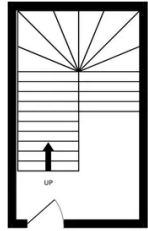
Every first Saturday of the month, there is a market which is well attended by locals. The square also hosts events such as a Christmas and summer fairs and the famous Axbridge pageant, which happens every 10 years.

What we love about this property... We love how it perfectly combines history, space, and a warm, welcoming atmosphere. Set in a thoughtfully converted former magistrate's court in the heart of Axbridge, the apartment benefits from generous, light-filled rooms, including a bright open-plan kitchen, dining, and living area that's ideal for both relaxing and entertaining.



BASEMENT
134 sq. ft. (12.4 sq.m.) approx.

FIRST FLOOR
674 sq. ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: Situated in an area of outstanding natural beauty on the east side of the A38 and overlooked by Wavering Down and Crook Peak is the ever-popular medieval town of Axbridge (www.axbridge-tc.gov.uk). This Somerset town is packed with 'old world' charm and its Medieval beginnings are still evident in some of its oldest buildings. An important wool-producer in the Middle Ages, the town has always been at the centre of things, indeed it was a river port in earlier times. This was reflected in its early royal charters allowing it to hold markets, fairs and become a royal borough. It even had its own mint, with coins showing the town's symbol: the Lamb and Flag. There is far less through traffic nowadays, but the layout of the town has changed little over the centuries, a medieval town expanding on a fortified Saxon burgh. Axbridge is well served for local facilities include post office, general stores, primary (www.axbridgefirstschool.co.uk) and middle (www.fairlands.somerset.sch.uk) schools (Fairlands being in Cheddar) and a number of restaurants. Further facilities are available in the nearby villages of Winscombe and Cheddar and as mentioned, primary and nursery schools are available at Weare and Axbridge with older children attending Kings of Wessex School (www.kowessex.co.uk) or private/public schools at Sidcot, Wells Cathedral School and Millfield. The town has good access to the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20), St. Georges (junction 21) and Edithmead (junction 22). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: Travelling through Axbridge town centre, take a left when you reach the Co-op and the property can be found about 200 yards on the right-hand side. The door to access the flat is at the rear of the building with cream render. What3words: [///cheetahs.weeded.guitars](https://www.what3words.com/cheetahs.weeded.guitars)

Material Information: This property operates on gas central heating. Council Tax band: C EPC Rating: D Tenure: Leasehold (500 years)