Olive

ESTATE AGENTS









Brook Farm Jubilee Road, Axbridge, Somerset BS26 2DA
£685,000

*** SITUATED IN THE BEAUTIFUL, PITURESQE, MEDEVIL TOWN OF AXBRIDGE *** AN ABSOLUTELY FABULOUS, EXTENDED, BESPOKE CONVERSION OFFERING THE MOST WONDERFUL ENTERTAINING SPACE THROUGHOUT *** LIVING ROOM WITH FIREPLACE *** 29'6" KITCHEN / DINING AND FAMILY ROOM WITH THE MOST SPECTACULAR BRICK FIREPLACE AND LOG BURNER *** UTILITY ROOM *** SECONDARY LIVING SPACE IDEAL FOR A DEPENDANT RELATIVE WITH A SITTING ROOM, BEDROOM OR OFFICE AND A SHOWER ROOM *** FOUR 1ST FLOOR BEDROOMS *** FAMILY BATHROOM WITH A SHOWER *** SOUTH FACING REAR GARDEN * REAR VEHICULAR ACCESS WITH DRIVEWAY PARKING FOR OFF STREET PARKING FOR 6-8 CARS *** EPC - BAND B *** COUNCIL TAX - BAND D ***

Vendors Comments

"When we moved from Wavering Down in 2017, we had our hearts firmly set on living in Axbridge. We absolutely adored the town and simply couldn't imagine settling anywhere else.

We genuinely couldn't believe our luck when the estate agent contacted us to say that the renovation of this wonderful home was nearing completion. From the moment we saw it, we knew it was exactly what we had been hoping for. It offered the most perfect transition, with the magnificent, spacious ground-floor accommodation providing everything we had dreamed of for our family, also for entertaining.

The rear vehicular access, generous driveway parking and beautiful south-facing garden were wonderful added bonuses, making the property even more special.

Having lived here since August 2017, we can honestly say that we haven't seen a single property come onto the market within this price range that we would have chosen over our own.

For us, that really says everything. Homes offering this combination of character, space, versatility, location and practicality are incredibly difficult to find within Axbridge, and we genuinely believe this represents a very rare opportunity for someone to enjoy everything that we have been fortunate enough to call home for so many years."

Property Description

A Truly Spectacular, Individually Converted Family Home in the Heart of Historic Axbridge

An exceptional fusion of character, individuality and contemporary family living, with magnificent entertaining spaces, versatile accommodation, a south-facing garden and extensive private parking.

Nestled within the beautiful and picturesque medieval town of Axbridge, this absolutely fabulous, extended and individually converted home is a property of remarkable character, offering an extraordinary combination of generous proportions, bespoke design and wonderfully versatile living accommodation.

From the moment you step inside, there is a real sense that this is somewhere rather special. Thoughtfully extended and imaginatively converted, the property effortlessly combines charming architectural features with the space, comfort and flexibility demanded by modern family life.

Without question, the magnificent 29'6" kitchen, dining and family room is the undeniable heart of this wonderful home. An outstanding space designed for both everyday living and entertaining on a grand scale, this spectacular room provides the perfect setting for everything from relaxed family breakfasts to memorable dinner parties and celebrations with friends.

Taking centre stage is a truly breathtaking exposed brick fireplace, complete with a characterful log-burning stove, creating a stunning focal point and bringing an irresistible sense of warmth, atmosphere and individuality to this exceptional room. Whether hosting a lively gathering or enjoying a cosy winter evening, this is a space that simply begs to be enjoyed.

For those seeking somewhere a little quieter, the separate living room offers a wonderfully inviting retreat, complete with its own fireplace, perfect for unwinding at the end of the day. A practical utility room provides additional convenience, keeping the everyday necessities of family life neatly tucked away.

One of the property's most appealing features is its exceptionally versatile secondary living accommodation, providing an exciting opportunity for multigenerational living or those seeking a greater degree of independence within the family home.

Comprising its own sitting room, an additional room suitable for use as a bedroom or home office, and a shower room, this flexible arrangement could be ideal for a dependent relative, older children, visiting guests or anyone working from home. The possibilities are extensive, allowing the accommodation to adapt effortlessly to changing family needs.

Ascending to the first floor, the sense of space continues, with four bedrooms providing comfortable accommodation for family and guests alike. A family bathroom, complete with shower facilities, serves this level.

Outside, the property is every bit as impressive.

To the rear lies a delightful south-facing garden, offering a wonderful opportunity to enjoy the sunshine throughout much of the day. Whether it's summer barbecues, alfresco dining, entertaining friends or simply relaxing with a morning coffee, this outdoor space provides the perfect complement to the impressive accommodation within.

Another particularly valuable feature is the rear vehicular access and extensive private driveway, providing off-street parking for approximately six to eight vehicles. Such generous parking provision is a tremendous advantage, particularly in a historic town setting, and adds yet another dimension to this exceptionally practical and desirable home.

A Wonderful Setting in Historic Axbridge

The location is equally captivating.

Steeped in history and bursting with charm, Axbridge is one of Somerset's most attractive and characterful small towns, renowned for its beautiful medieval architecture, picturesque streets and wonderful sense of community.

Its historic town square, traditional buildings and welcoming atmosphere create a truly special place to call home, while the nearby Mendip Hills and spectacular Cheddar Gorge provide some of the region's most beautiful countryside right on the doorstep.

Combining the charm of historic surroundings with convenient access to the wider Somerset area, Axbridge offers an enviable lifestyle for families and those seeking something a little different.

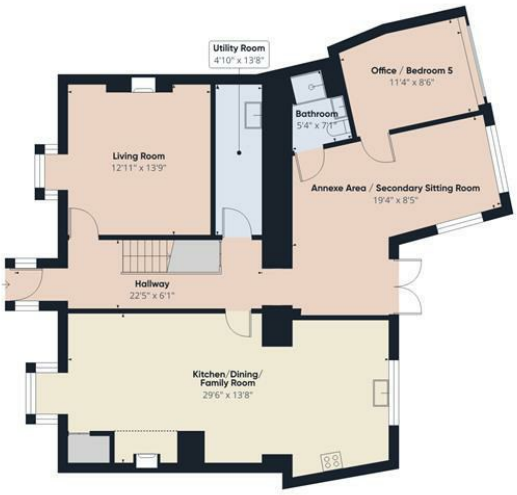
A Home That Really Does Have It All

Character, individuality, magnificent entertaining spaces, flexible multigenerational accommodation, a sunny south-facing garden and parking for up to eight vehicles — this extraordinary home offers a combination of features that is genuinely difficult to find.

Beautifully positioned within one of Somerset's most charming historic towns, this is so much more than simply a place to live. It's a home designed for making memories, bringing people together and enjoying life to the fullest.

An absolutely outstanding opportunity to acquire a truly individual and exceptionally versatile family home in the heart of medieval Axbridge.

An internal viewing is wholeheartedly recommended to appreciate the wonderful space, character and lifestyle this fabulous property has to offer.



Floor 0



Floor 1

E
N
S
W

Approximate total area(1)

1700 ft²

Reduced headroom

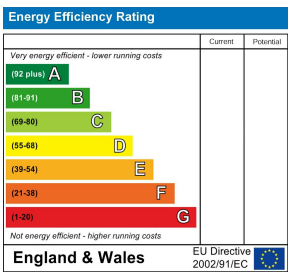
17 ft²

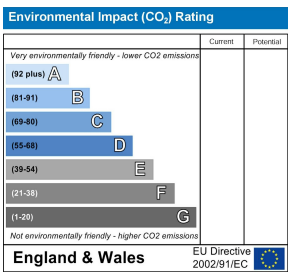
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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