



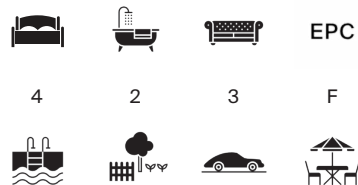
BADGWORTH, SOMERSET

BS26



YEW TREE HOUSE, BADGWORTH, AXBRIDGE, BS26 2QN

A delightful south facing former farmhouse with outside heated swimming pool and lovely landscaped gardens situated in an attractive village setting.



Local Authority: Sedgemoor Council

Council Tax band: G

Tenure: Freehold

Services: Mains water & electricity, private drainage, oil fired central heating, broadband by Truespeed

Guide Price: £1,200,000



THE PROPERTY

Yew Tree House is a delightful former farmhouse built of local mellow stone under a tiled roof, and is believed to be over 200 years old. It faces south, and is situated in an attractive village setting with a very pleasant country outlook. The present owners purchased the property in 1982 and over the years have upgraded the house when needed and installed the swimming pool, constructed the three bay carport and completely landscaped the garden. All features appropriate to the period remain. There are beamed ceilings, shuttered windows, window seats, flagstone floors and stone fireplaces.



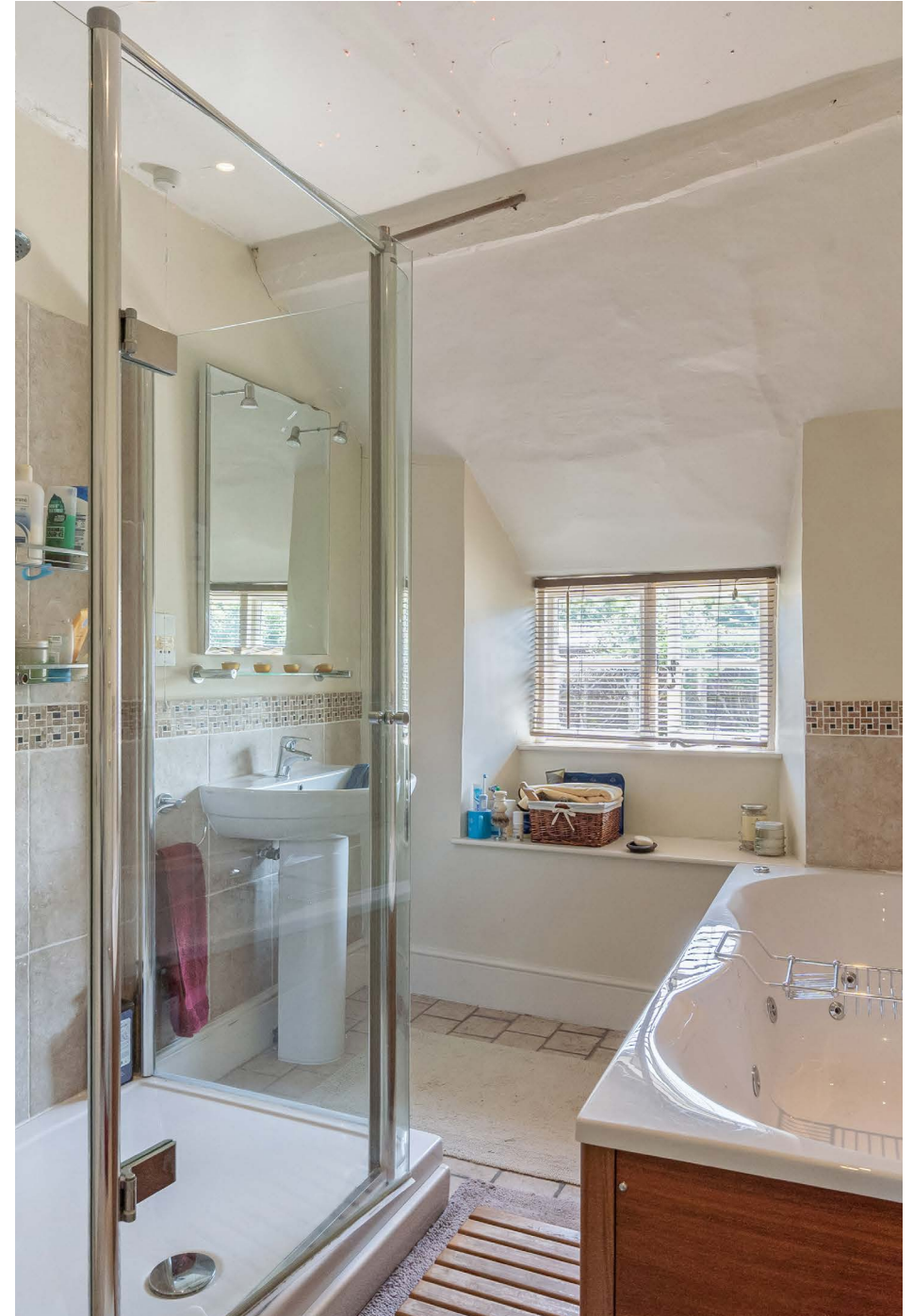






The interior is full of character and has a warm and friendly atmosphere. The two reception rooms are particularly attractive. The sitting room has a large inglenook fireplace fitted with a log burning stove, and original bread oven. The dining room has shuttered windows, a stone fireplace, stone floor, and an Aga, as the room was once the original kitchen.

On the first floor the principal bedroom has an en suite shower room, three further bedrooms and a family bath/shower room. All rooms have a pleasant outlook either over the garden or the surrounding area.







OUTSIDE

Yew Tree House is approached through a gated entrance and drive leading to a large parking area in front of a stone and tile three bay carport. The front and rear gardens have been most attractively redesigned and landscaped since 1982. The part walled front garden has a central stone and cobble pathway leading to the front door. There are deep borders and beds with a variety of shrubs and plants, areas of lawn, and an established old Yew Tree in the south east corner.

To the west of the drive is a “secret garden” with pathways and beds planted with mixed shrubs, and adjoining at a lower level with a separate access off the drive, is a parterre garden with gravel pathways. A fitted timber seat surrounded by foliage overlooks the garden.

The rear garden is a delight. It has been especially and intriguingly designed with lawn pathways meandering around shaped borders and inset beds planted with a variety of ornamental shrubs, flowering shrubs, and mature trees. Trees include, Indian Bean, Date Palms, Ornamental Firs, and Silver Birch. There is a greenhouse with two grape vines, and a stone and tile outbuilding.





From the drive, wide stone steps lead to the heated shaped swimming pool with a paved and walled surround. It is 8' deep at the deep end, and the filtration system was replaced in 2023. There is a summer house with shower and w.c.

Immediately outside the rear of the house is a very attractive paved area ideal for entertaining, with raised borders planted with specimen trees and shrubs.

Situation

Badgworth is a small village surrounded by lovely countryside about two miles southwest of Axbridge and close to the southern edge of the Mendip Hills. It has a strong community with a Grade II listed 14th century church, and village hall and offers good connections to Bristol and the M5.







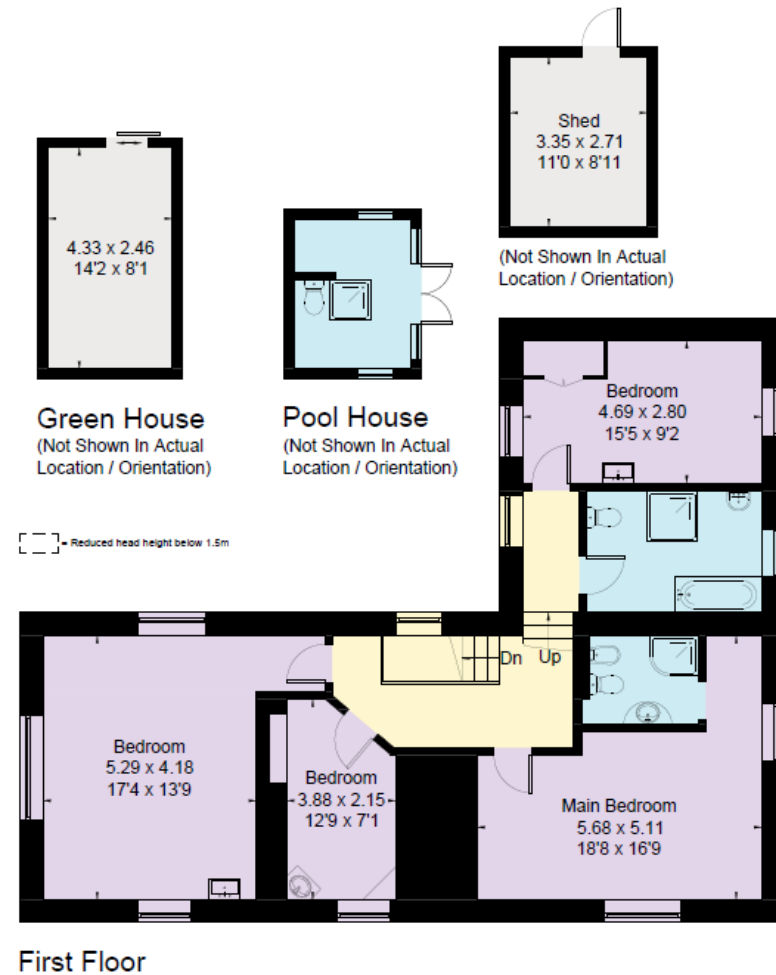
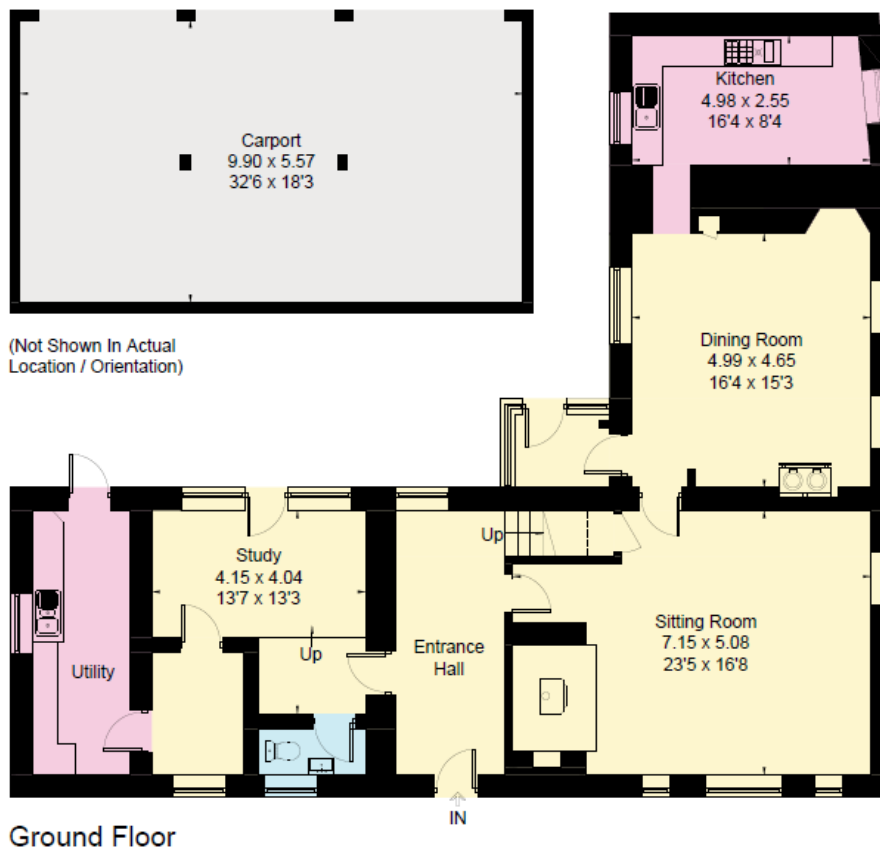
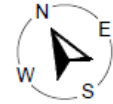
YEW TREE
HOUSE



Yew Tree House

Badgworth Axbridge, BS26 2QN

Gross Internal Area (Approx.)
 Main House = 235.4 sq m / 2534 sq ft
 Outbuilding = 17.4 sq m / 187 sq ft
 (Excluding Open Space / Shed)
 Total Areas = 252.8 sq m / 2721 sq ft



Approximate Gross Internal Area = 252.8 sq m / 2721 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Your partners in property

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