



Adam Cottage St. Marys Street, Axbridge, BS26 2BN

£367,500

*** GORGEOUS CHARMING COTTAGE WITHIN THE HEART OF AXBRIDGE TOWN CENTRE *** THREE DOUBLE BEDROOMS *** LONG REAR SOUTH FACING GARDEN WITH SUMMER HOUSE WHICH HAS POWER *** MODERN KITCHEN *** DOWNSTAIRS WC *** LIVING ROOM WITH FIREPLACE *** PERIOD FEATURES *** OFFICE SPACE/GOOD SIZED LANDING AREA *** GOOD SIZED FAMILY BATHROOM *** WALKING DISTANCE TO THE DESIRABLE CENTRE OF MEDIEVAL AXBRIDGE AND ALL ITS AMENITIES, INCLUDING COFFEE SHOPS, PUB AND RESTAURANT *** ON STREET PARKING *** COUNCIL TAX BAND C *** EPC TO BE CONFIRMED *** GRADE 2 LISTED *** FREEHOLD *** NO CHAIN ***

Adam Cottage is a terraced property located on St. Marys Street in Axbridge, Somerset. This home has historical significance, as it dates back to before 1837, reflecting the architectural styles and residential developments of that era. Recently painted & decorated throughout. Worcester gas combi boiler instant hot water & heating - only a few years old. Broadband - fast fibre with Vodafone, Double glazing to rear of property, secure rear shared access. Connected to all mains services. fire/smoke alarms on each floor.

Lovely desirable cottage 280+ years old grade 2 listed, walking distance to the centre of Axbridge, also close distance to the Cheddar reservoir. On street parking 50 metres away. Adam Cottage is a charming three bedroom cottage, with suitable living space, lovely sized kitchen with plenty of work surfaces and units, downstairs WC, and a really good sized living

Living Room

Generous sized lounge with thick stone walls that keep the room warm in winter and beautifully cool in summer. This living space has engineered wood flooring, original beams, built in understairs cupboard, feature fireplace with multifuel/log burner which blasts out the heat. Original sash windows to the front.

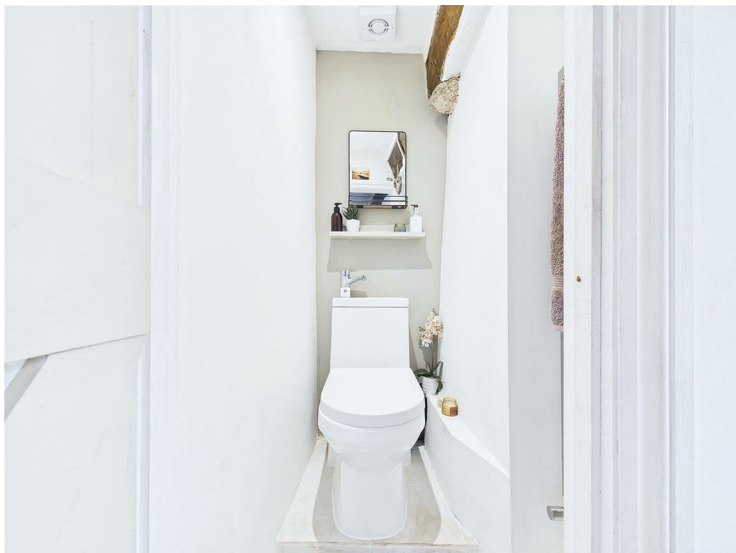
Kitchen

Airy ground floor kitchen extension - white modern refitted kitchen with ample storage & a velux window. It opens out onto a south facing patio area & garden with a rattan garden sofa & arbour seat/log store (included in sale)

The kitchen is light and bright, overlooking the garden with the following free standing white goods - Dish washer, gas hob/electric oven, fridge freezer & washing machine

Cloakroom

Brand new downstairs toilet & sink, extractor fan, heated towel rail.



Landing

The landing is of a good size, and gives access to all bedrooms, the bathroom and stairs to the attic bedroom. Currently being used as a office space.



Bathroom

Newly fitted bathroom with large freestanding bath & filler taps with handheld shower.



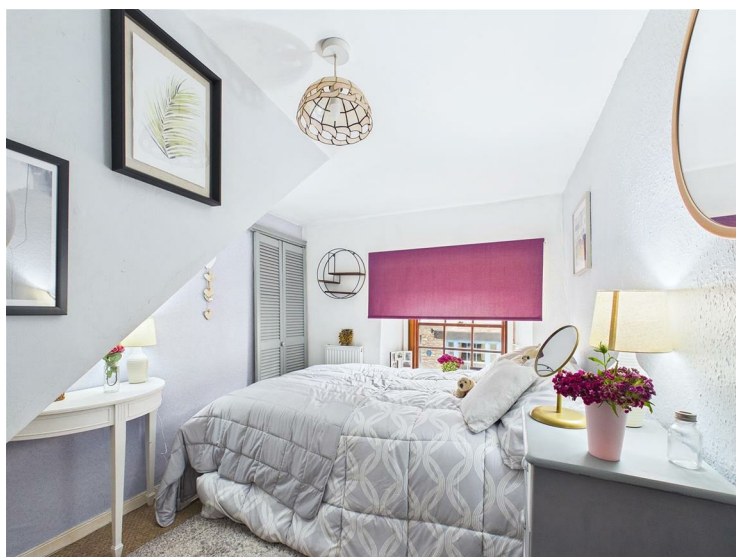
Bedroom Two

The 2nd main bedroom is set up for a lodger /airbnb. It has a mini fridge, tea and coffee facilities, tv, key locked door, is right next to the bathroom. Income of £675 per month for a lodger & £75+ per night airbnb - The vendor has done both of those over the years.



Bedroom Three

Another good sized room, space for a double bed and bedroom furniture.



Outside Rear

Peaceful, sheltered, decent sized, south facing cottage garden to the rear with a large magnolia tree. An old stone wall boundary and established hedging plus fencing. Many mature shrubs & flowering plants (most are 20+ years old)! lots of lovely scents and textured foliage to attract insects- climbing Hydrangeas, bay, geraniums, holly, philadelphus/mock oranges, roses, chocolate vine, verbena, rosemary, Blue Spire/Russian Sage. A haven for birds (owner has fed them for over 20 years). outdoor tap.

The garden has some scope for redesign - maybe some additional small zones for a hot tub or a pond or storage

Attic Room/Bedroom One

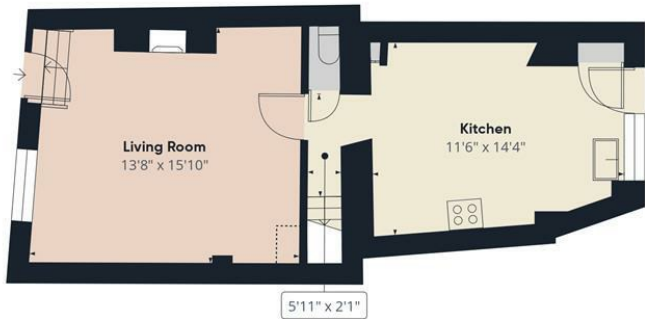
A lovely room, lots of light, ceiling beams, loads of space for bedroom furniture and views out of the rear.

2nd patio area with a summer house/therapy room used for a massage therapy business. It has electric sockets for heating, fans & light

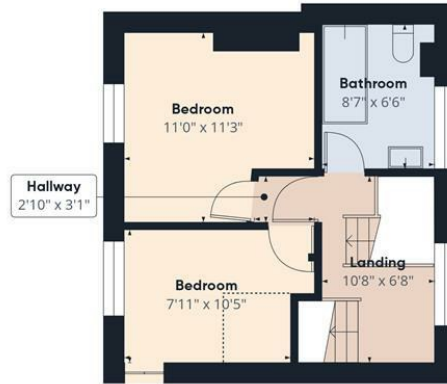


Gas central heating (Worcester Boiler), mains sewerage & water.

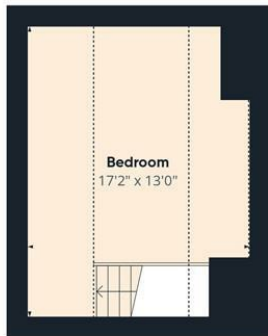
[new photos](#)



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
902 ft²

Reduced headroom
120 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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