

FREEHOLD



House - Semi-Detached

THE OLD RECTORY ST. MARYS STREET, AXBRIDGE, BS26 2BN

Price Guide

£900,000

FEATURES

- Beautiful historic home
- 5 Bedrooms
- 4 Receptions
- 4 Bathrooms
- 180 ft Enclosed Garden
- Double Garage



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5 Bedroom House - Semi-Detached located in Axbridge

Main Description

The Old Rectory is a historic and important village home that was formally attached to the nearby 13th Century Church of St. John the Baptist. Believed to date back to the Mid 17th Century this substantial painted stone house features an evocative south facing facade and a beautiful landscaped garden. The accommodation has been extensively refurbished over recent years to create what is now a stylish family home with an elegant and unique interior with a plethora of original features.

Internal Description

Internally, the property is arranged over two principal floors and extends to some 3100 sq ft, with the ability to annex part of the accommodation if desired. Entering the property from the direction of St. Mary's Street, a handy storm porch continues through a door into a wide 'L' shaped reception hallway with a beautiful Oak parquet floor and a handy ground floor cloakroom. To the right of the hallway a passage leads you towards two of the properties three main reception rooms, these include a chic dual aspect sitting room which has shuttered French doors that leads out to the rear garden, a pretty stained glass window, and a handsome brick and tiled fireplace that features a cast iron woodburning stove. Parquet flooring uniforms with the entrance hallway.

An atmospheric study sits alongside the sitting room and is well fitted with an extensive range of bespoke cabinets and shelving, there is another pretty brick fireplace with an attractive molded surround, Parquet floor and French doors to the garden. The third reception which is the formal dining room can be found on the opposite side of the hallway with access doors from both the hall and the kitchen. The dining room is an elegant room, perfect for family meal times and intimate dinner parties, it has a stunning 16 pane sash window that looks out onto the street and an open hearth fireplace with a tile hearth. The kitchen/breakfast room sits central to the house and is fitted with a substantial range of traditional farmhouse style, wall and base units that are complimented by an oak worktop and geometric & metro tiled splash back. There is a handy breakfast bar peninsula for informal dining and sharing a glass of wine, a walk in pantry, and a range style cooker with a canopy extractor hood over. Beyond the kitchen is a useful utility room with provision for white goods.

On the first floor you will find will find five bedrooms, depending on how you wish to use the

rooms along with three bathrooms. The master bedroom features an alluring arched ceiling with fitted wardrobes and a superbly appointed en-suite shower room, two generous double bedrooms along the corridor have excellent views over the garden. The family bathroom, shower room and additional cloakroom are also accessed via the landing. The remaining two bedrooms form part of what could best be described as an annex at the end of the 'L' shaped landing, there are two interconnecting rooms with a sitting room through to a double bedroom and then stairs descend to two further ground floor rooms, one utilized as a bedroom and the other a walk in wardrobe / dressing room.

A simply beautiful home with wonderfully historic origins, internally the decoration has a chic retro vibe and the garden is absolutely glorious!

Outside

Outside, the garden is truly delightful and blessed with a glorious southerly aspect, bounded on all sides by a traditional stone wall it enjoys superb privacy and has been meticulously planted with a vast array of mature trees, shrubs and herbaceous borders. Measuring in excess of 180' a garden path meanders down from a wonderful stone terrace, perfect for al-fresco dining and summer garden parties. The path leads past a number of established trees including a productive Walnut Tree as well as a number of small garden outbuildings. To the end of the formal garden is an incredible fruit and vegetable garden packed with a whole host of produce including apple and pear trees, fig tree as well as other soft fruit bushes. Finally, at the end of the garden is a spacious double garage with parking and a gated doorway leading to the garden.

Location

Situated in an area of outstanding natural beauty on the east side of the A38 and overlooked by Wavering Down and Crooks 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.uk.org) 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 into Axbridge from the bypass proceed into West Street and continue down towards the square. Continue through the square into St Mary's Street and the property will be found a little way up on your right hand side.





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HISTORICAL PLANNING APPLICATIONS

Sedgemoor 02/02/00024 Granted 23/09/2020 but lapsed 23/09/2023. Covert and extend existing log store in to a Sun room / Cinema / office. Resubmission would be subject to newly introduced ecological (bats) surveys.

Sedgemoor 02/22/00014 Withdrawn 08/2022 due to time delays by council and newly required ecological survey.

Extension for an indoor swimming pool / gym / WC and outside entertainment area. Withdrawn but was due for approval with newly introduced ecological (bats) survey.

WE HAVE NOTICED

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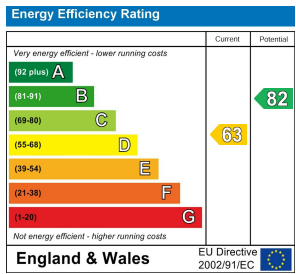
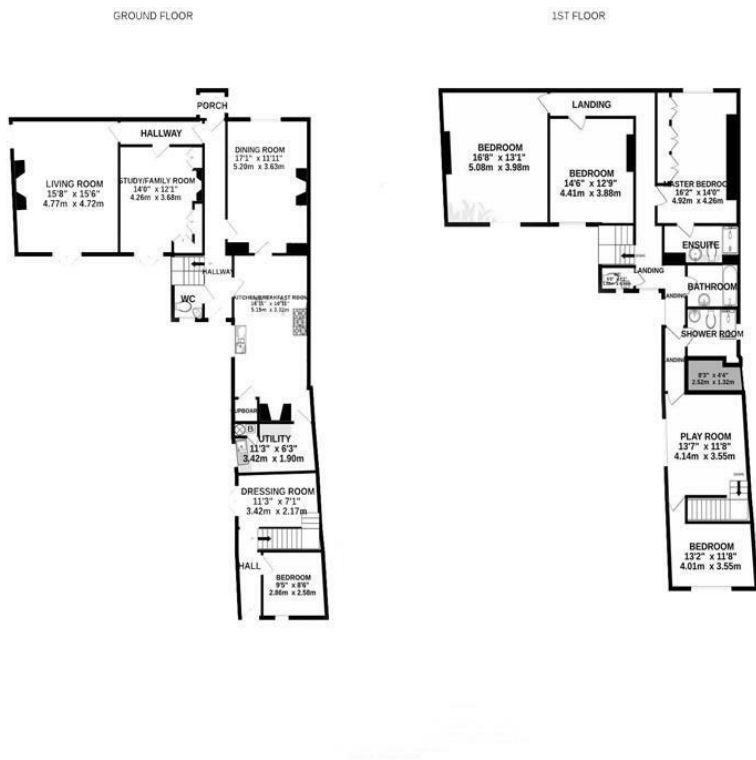
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