Olive

ESTATE AGENTS









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 ***

Property Description

Adam Cottage, St Mary's Street, Axbridge

A CHARMING GRADE II LISTED PERIOD COTTAGE | THREE DOUBLE BEDROOMS | BEAUTIFUL SOUTH-FACING REAR GARDEN | POWERED SUMMER HOUSE | CHARACTER FEATURES | NO ONWARD CHAIN

Steeped in history and full of charm, Adam Cottage is a delightful Grade II listed period home, believed to date back over 280 years, occupying a lovely position in the heart of the historic medieval market town of Axbridge.

Dating from before 1837, this attractive terraced cottage beautifully combines period character with practical modern living. Recently redecorated throughout, the property offers well-proportioned accommodation arranged over three floors, including three generous double bedrooms, a welcoming living room with a feature fireplace, a modern fitted kitchen and a spacious family bathroom.

Upon entering, you are greeted by a warm and inviting living room, where the beautiful fireplace provides an attractive focal point and perfectly complements the cottage's traditional character. The modern kitchen offers an excellent range of fitted units and generous worktop space, making it both practical and sociable. A useful ground-floor cloakroom/WC completes the downstairs accommodation.

To the first floor, a particularly spacious landing provides an ideal area for a home office or study space, a feature that is increasingly sought after. There are also two well-proportioned double bedrooms and a good-sized family bathroom.

A further staircase leads to the impressive second-floor attic bedroom. This lovely room offers excellent space, charming exposed ceiling beams and attractive views across the rear of the property, creating a wonderfully characterful and private retreat.

One of the property's real highlights is the generous, south-facing rear garden. Mature planting, established trees, flowers and shrubs create a lovely outdoor setting, offering plenty of space to relax, entertain and enjoy the sunshine. To the rear sits a delightful summer house, complete with electricity, which has previously been used by the current owner as a business premises since 2018. This versatile space could lend itself to a variety of uses, including a home office, studio, hobby room or simply somewhere to escape and unwind.

The property also benefits from a Worcester gas combination boiler, providing instant hot water and central heating, installed only a few years ago, fast fibre broadband currently supplied by Vodafone, and double glazing to the rear. The property is connected to all mains services, with fire and smoke alarms installed on each floor. There is secure shared rear access and on-street parking available approximately 50 metres away.

LOCATION

Situated in the very heart of Axbridge, Adam Cottage is perfectly placed to enjoy everything this charming and highly desirable Somerset market town has to offer. The historic medieval town centre is just a short stroll away, with its characterful streets, independent coffee shops, traditional pubs, restaurants and everyday amenities.

For those who enjoy the outdoors, the nearby Cheddar Reservoir and surrounding countryside provide wonderful opportunities for walking, cycling and enjoying the beautiful Somerset landscape.

ADDITIONAL INFORMATION

* Tenure: Freehold
* Grade II Listed
* Council Tax Band: C
* EPC: To be confirmed
* On-street parking
* Mains gas, electricity, water and drainage
* No onward chain

A truly charming period home, full of character and individuality, offering generous accommodation, a beautiful south-facing garden and a wonderfully versatile summer house, all within walking distance of the amenities of historic Axbridge. An opportunity to acquire a special home in a sought-after Somerset location, which must be viewed to be fully appreciated.

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.

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.







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

Bedroom Three

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



Attic Room/Bedroom One

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







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

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



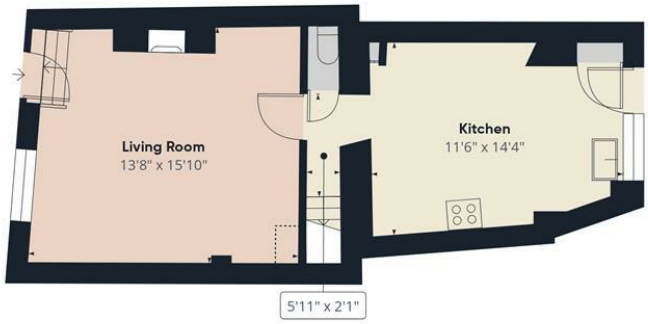




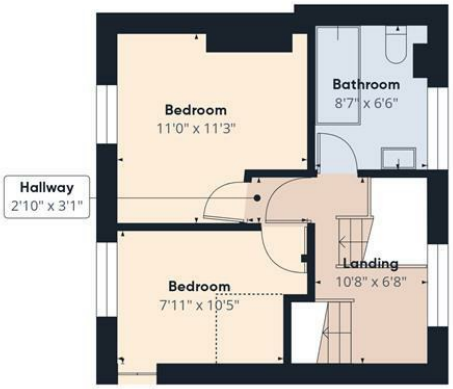


Gas central heating (Worcester Boiler), mains sewerage & water.

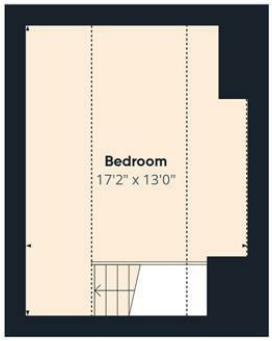
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Floor 0



Floor 1





Floor 2

Approximate total area(1)

902 ft²

Reduced headroom

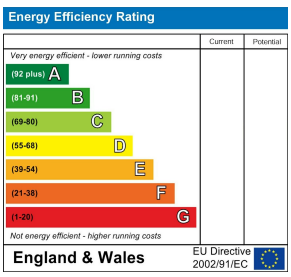
120 ft²

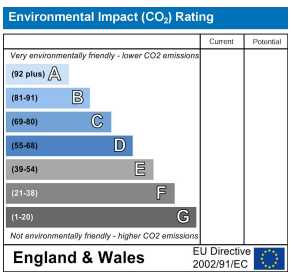
(1) Excluding balconies and terraces

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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