

**Brooks Close**  
Axbridge, BS26 2NU

**£649,950**

**\*\*VIEWINGS STRICTLY BY APPOINTMENT\*\***

**Unique spacious five bedroom detached property with several outbuildings and approximately 2.9 acres of land**

**\*\*MUST BE SEEN TO FULLY APPRECIATE\*\***



**Unique five bedroom detached house with panoramic countryside views**

**Popular rural location within easy reach of the A38, M5 and Bristol Airport**

**Stable block and outbuildings**

**Spacious versatile accommodation**

**Formal garden, orchard and paddock totalling approximately 2.9 acres of land (vendor advised)**

**Garage and workshop**

## ROOMS

### Location

Brooks Close sits on the outskirts of Stone Allerton and has wonderful views across the surrounding countryside. Local amenities include a post office, farm shop and church in Chapel Allerton, with the hamlet of Stone Allerton having a public house. Within easy reach there are the villages of Wedmore, Axbridge and Cheddar, as well as the cities of Wells and Bristol, and the county town of Taunton within an hour's drive.

### Description

Brooks Close is a detached cottage style home offering spacious five bedroom family accommodation with extensive grounds and several outbuildings, including stable block, hay store, loose boxes, tax room and large workshop. The property is ideal for someone who wants a project, to have equestrian facilities or just to appreciate the panoramic countryside views. The property has enormous potential to improve and modernise, and must be seen to fully appreciate.

### Entrance

Front door to:

### Reception porch

Glazed double doors to:

**L shaped reception hall** 5' 4" inc to 18' 1" max x 5' 11" inc to 16' 11" max (1.62m inc to 5.51m max x 1.80m inc to 5.15m max)

Double radiator. Door to kitchen / breakfast room. Door to sitting room,. Door to dining room. Door to garden room. Door to cloakroom. Door to built in storage cupboard with light. Stairs rising to the first floor. Under stairs storage space.

### Cloakroom

Suite comprising low level wc and vanity unit with inset hand wash basin. Radiator. Obscure double glazed window to the front elevation.

**L shaped sitting room** 21' 10" x 12' 6" and 12' 6" x 11' 9" (6.65m x 3.81m and 3.81m x 3.58m)

Feature open fireplace with stone hearth and display niches. Two windows to the rear elevation. Window to the front elevation. Three radiators. Door to garden room.

**Dining Room** 11' 10" x 10' 8" excluding book case recesses (3.60m x 3.25m excluding book case recesses)  
Two book case recesses. Radiator.



**Garden Room (currently used as a gym)** 12' 6" x 10' 3" (3.81m x 3.12m)

Door to the sitting room. French doors to the garden.

**Kitchen / Breakfast Room** 13' 0" x 11' 0" (3.96m x 3.35m)

Range of wall and base units with worktops over. Double bowl and double drainer sink unit with mixer tap over. Space for cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Panelled walls and ceiling. Radiator. Door to:

**Side Porch** 11' 2" x 6' 6" (3.40m x 1.98m)

Door to the garden.

### First Floor Landing

Galleried landing. Access to loft space. Door to bedroom 1. Door to bedroom 2. Door to bedroom 3. Door to bedroom 4. Door to bedroom 5. Door to separate toilet. Door to bathroom. Door to shower. Door to shelved linen cupboard with radiator.

**Bedroom 1** 16' 4" x 12' 10" inc cupboard housing the hot water tank (4.97m x 3.91m inc the cupboard housing the hot water tank)

Window to the rear elevation. Window to the side aspect. Vanity unit with inset hand wash basin. Radiator. Built in airing cupboard housing the hot water tank.

**Bedroom 2** 11' 6" x 16' 4" max reducing to 12' 11" (3.50m x 4.97m max reducing to 3.94m)

Window to the front elevation. Window to the side aspect. Radiator. Vanity unit with inset hand wash basin.

**Bedroom 3** 13' 1" max x 11' 10" min (3.98m max x 3.60m min)

Window to the rear elevation. Window to the side aspect. Radiator. Vanity unit with inset hand wash basin.

**Bedroom 4** 10' 11" x 8' 7" excluding walk in wardrobe (3.32m x 2.61m excluding walk in wardrobe)

Window to the front elevation. Window on the side aspect. Radiator. Walk in wardrobe.

**Bedroom 5** 12' 6" x 6' 10" (3.81m x 2.08m)

Built in bed unit with cupboards and desk. Matching shelving unit. Radiator. Window to the rear elevation.

**Bathroom** 7' 7" x 5' 5" (2.31m x 1.65m)

White suite comprising hand wash basin and panel bath with shower fixture over. Tiled walls. Radiator. Shaver point. Obscure window to the front elevation.

**PLEASE NOTE THAT THESE ARE DRAFT DETAILS  
AWAITING VENDOR APPROVAL.**

### **Shower Room**

Step in shower cubicle with 'Mira' shower over. Light. Extractor fan.

### **Separate WC**

White low level WC. Radiator. Obscure window to the front elevation.

### **Outside**

#### **Garage incorporating workshop area 15' 3" x 24' 9" max (4.64m x 7.54m max)**

Double up and over door. Power and light. Inner hall with storage and light. Outside tap. Door to:

### **Lobby**

Double glazed door to the outside. Door to:

#### **Outbuilding 37' 10" x 14' 3" (11.52m x 4.34m)**

A total of seven windows on three sides. Power and light. Shelved storage area. By the side of this building there is an enclosed part of the garden with stone walls, area laid to lawn, vegetable/greenhouse area and shed. The oil tank is also located to the side of this building.

### **Boiler Room**

Housing the oil fire central heating unit. A gate leads to a flagstone patio area which leads to a gravel path with two pergola arches and shrub border area leading to:

### **Stable Block**

On concrete hard standing and comprising:

#### **Hay Store 16' 0" x 16' 0" (4.87m x 4.87m)**

Power and light. Door on the side. Covered area giving access to:

#### **Loose Box 11' 10" x 11' 4" (3.60m x 3.45m)**

Stable door. Light.

#### **Loose Box 11' 7" x 12' 2" (3.53m x 3.71m)**

Stable door. Light.

#### **Separate Garage / Implement Store 16' 0" x 10' 4" (4.87m x 3.15m)**

Double timber doors. Power and light.

#### **Tack Room 16' 0" x 5' 10" (4.87m x 1.78m)**

Light.

### **Gardens**

The formal garden area is mainly laid to lawn with a patio area and a selection of mature shrubs and trees. The garden is enclosed by hedging and a brook. At the side of the formal garden, the orchard is located which benefits from a selection of fruit and ornamental trees. Beyond the stable block and accessed through a gate from the lane at the side of the property, there is ample parking for a lorry, boat, caravan or horsebox. Further up the lane on the right hand side is a separate paddock.

### **Paddock**

The vendor has advised that the paddock measures approximately 1.82 acres, if more information is needed on the acreage please request.





## Energy Performance Certificate



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**Brooks Close, Stone Allerton, AXBRIDGE, BS26 2NU**

**Dwelling type:** Detached house      **Reference number:** 0567-2876-6439-9422-8401  
**Date of assessment:** 26 July 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 26 July 2012      **Total floor area:** 200 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,806</b>
<b>Over 3 years you could save</b>	<b>£ 1,302</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 270 over 3 years	£ 270 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">You could save £ 1,302 over 3 years</p> </div>
<b>Heating</b>	£ 4,020 over 3 years	£ 2,922 over 3 years	
<b>Hot Water</b>	£ 516 over 3 years	£ 312 over 3 years	
<b>Totals</b>	<b>£ 4,806</b>	<b>£ 3,504</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
67	79

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 471	✔
2 Increase hot water cylinder insulation	£15 - £30	£ 66	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 765	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.