



The Old Granary
Christon Road, Loxton, BS26 2XG

Robin King | Estate Agents

THE OLD GRANARY, CRISTON ROAD, LOXTON, BS26 2XG

Characterful detached 4 bedroom, 2 bathroom barn conversion providing well proportioned accommodation, parking and a double garage and a wonderful rear garden in a delightful semi-rural location in an Area of Outstanding Natural Beauty

Approx 1,949 sq ft accommodation including spacious sitting room with inglenook fireplace and woodburner • Large loft offers further potential (subject to necessary permissions) • Wonderful mature rear garden with 3 sunny dining terraces • Further land and stabling available by separate negotiation • Superb walks immediately from the property • Mainline railway services within 6.6 miles • M5 access within 6.6 miles (Jct 21/22) • Axbridge 5 miles/Cheddar 6.7 miles/Bristol Airport 13.3 miles/Bristol city centre 21.4 miles (all approx.)

Sympathetically converted in 1982 from an original barn, The Old Granary is characterised by light and airy accommodation, with good room proportions including excellent head heights throughout. The ground floor accommodation is arranged around the spacious entrance hall, with some exposed stone walls and overhead beams, and there is a useful downstairs cloakroom and large under-stairs storage cupboard.

The light and airy dual aspect kitchen/breakfast room incorporates a good range of base and wall units with an oil-fired Rayburn and space for an additional cooker, a large fridge/freezer and a breakfast table. A wooden stable door provides direct access onto one of the 3 dining terraces to the rear of the property, ideal for leisurely breakfasts. The generous utility room off the kitchen has another stable door to the far end providing access to the side garden.

The dual aspect dining room easily accommodates a large dining table and also benefits from direct access through patio doors onto another dining terrace at the back of the house, ideal for entertaining. Similar to the sitting room, and some of the entrance hall, there is an attractive parquet floor and a beamed ceiling. Light pours through a glazed panel from the dining room into the hallway beyond.

Double wooden doors from the hallway open onto the spacious triple aspect sitting room, which is a highlight of The Old Granary, with an exposed stone wall to one side and a wide inglenook fireplace with an inset wood burner.

Upstairs the 4 bedroom accommodation is arranged around a galleried central landing, where there is access to the large loft space that offers development potential (subject to permissions). All the bedrooms are a good size, with built-in wardrobes, and the principal bedroom includes a generous en-suite shower room. There is also a generous family bathroom with an air-jet bath.





Outside – to the front of The Old Granary is ample parking in addition to the double garage, which has a useful rear door opening onto the terrace to the rear of the house. There are 3 separate dining terraces, each providing a wonderful spot to sit and enjoy the surroundings, along with a pond. The rear garden is mainly laid to lawn with a variety of mature plants, with a fantastic selection of fruit trees and bushes including apple, quince, walnut, mulberry, fig, medlar, gooseberry and redcurrant. Already charming, there is further scope for the keenest gardener, and further land plus stabling is available by separate negotiation.

Location – Loxton is situated in a Conservation Area, within an Area of Outstanding Natural Beauty, to the south west of the Mendips which provide wonderful opportunities for outdoor activities such as riding, cycling and walking including along the nearby West Mendip Way. The Frankie Howerd hub is a community centre providing food and facilities 5 days a week, with further amenities available nearby at the Webbington Hotel. Well regarded schooling is available nearby in Axbridge and Cheddar, including the Kings of Wessex Academy, and access to the M5 motorway is within 6.6 miles at junction 21 (St Georges) and junction 22 (Burnham).

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – From Robin King's office turn right into the High Street. Continue through the village for approximately 3 ½ miles until reaching the A38. Turn right on to this road and continue through the traffic lights at Churchill. Follow this road through the villages of Star and Sidcot. Proceed down the hill and at the crossroads turn right into Old Coach Road, signposted for Cross, Christon, Loxton and the Webbington Hotel. Continue along this road, through the villages of Cross and Compton Bishop, then into the village of Loxton. Follow the road round into Christon Road and the property is on the left-hand side, over a small cattle grid, along a shared drive.

SERVICES – oil central heating, septic tank drainage.

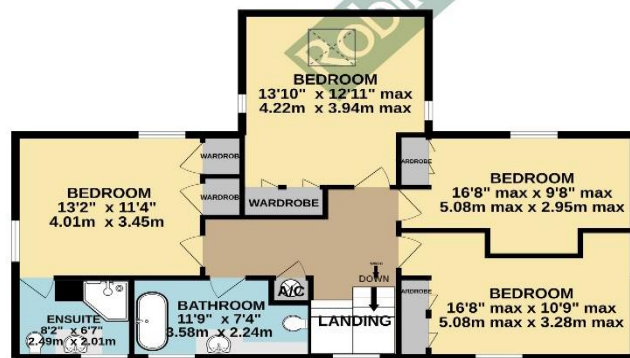
EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band G £3206.44 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 1949sq.ft. (181.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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