



The Old Granary
Christon Road, Loxton, BS26 2XG

Robin King | Estate Agents

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

A charming detached 4 double bedroom, 2 bathroom stone barn conversion providing well-proportioned accommodation, wonderful gardens, parking and a double garage, together with two paddocks (0.4 acres) and stabling set in a delightful semi-rural location in an Area of Outstanding Natural Beauty

APPROX 1,949 SQ FT ACCOMMODATION • 2 PADDOCKS (0.4 ACRES) AND STABLING • SPACIOUS SITTING ROOM WITH INGLENOOK FIREPLACE AND WOODBURNER • 4 DOUBLE BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • LARGE LOFT OFFERS FURTHER POTENTIAL (SUBJECT TO NECESSARY PERMISSIONS) • WONDERFUL MATURE REAR GARDEN WITH 3 SUNNY DINING TERRACES • 12 OWNED SOLAR PANELS • 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.)

Caringly converted in 1982 from an original barn, The Old Granary offers light and airy accommodation, with good room proportions and attractive features such as parquet flooring, exposed stone walls and overhead beams. Set in an Area of Outstanding Natural Beauty with magnificent far reaching views it is tucked away down a pretty rural road lined with country residences and provides easy access to not only the surrounding countryside but also the M5 within 7 miles.

A welcoming front door leads into a porch which opens to the spacious entrance hall where there is a useful downstairs cloakroom and large under-stairs storage cupboard.

On the left is the light and bright traditional style, dual aspect kitchen/breakfast room which incorporates a good range of base and wall units together with an oil-fired Rayburn, space for an additional cooker, a large fridge/freezer and a breakfast table. A wooden stable door not only lends a sense of bringing the outside in, but also provides direct access onto one of the 3 dining terraces to the rear of the property, ideal for al fresco dining or a leisurely breakfast.





A generous utility room off the kitchen has another stable door to the far end providing access to the side garden.

To the right of the hallway, double wooden doors open to the spacious triple aspect sitting room, which is real a highlight of The Old Granary. This comfortable room has an exposed stone wall, a wide inglenook fireplace with an inset wood burner and gorgeous parquet flooring.

Completing the ground floor accommodation is a dining room which easily accommodates a large dining table and has views over the garden. It also benefits from direct access through patio doors onto another dining terrace at the rear of the house the ideal space for entertaining.

Upstairs are 4 double bedrooms 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 have built-in wardrobes, and the principal bedroom includes a generous en-suite shower room. The rear facing bedrooms all have far reaching views across to Crook Peak.

There is also a spacious family bathroom with an air-jet bath, WC and sink.

The property has recently updated with 12 owned eco friendly solar panels & new loft insulation with a partially boarded raised floor.

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. Completing the grounds of this delightful property there is a gate from the garden through to two paddocks which have a stable block and independent gated access from Christon Road.

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 a cafe and facilities 5 days a week, with further amenities available nearby at the Webbington Hotel. The nearby village of Axbridge which is famed for its historic architecture and village square has a selection of shops and Public Houses/Restaurants, with the larger village of Cheddar approximately another 3 miles distant. Well regarded schooling is available nearby in both 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). There are mainline railway stations a few miles distant in Highbridge and Weston-Super-Mare and Bristol Airport is approximately 13 miles away.

Agents Note – This property is available with or without the 2 paddocks and stabling.

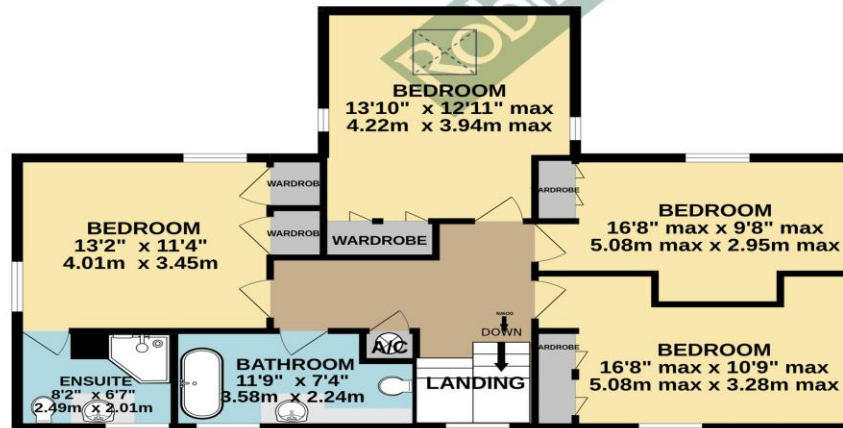




GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



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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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 £3,385.94 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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