



Robin King | Estate Agents

The Old Granary Christon Road, Loxton - BS26 2XG
£725,000 with option to purchase additional land by separate negotiation

The Old Granary Christon Road

Loxton, Axbridge

A charming detached 4 DOUBLE bedroom, 2 bathroom stone barn conversion providing well-proportioned accommodation, wonderful GARDENS, parking and a double garage, conveniently close to local facilities, excellent schooling, city country and coast.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Services: oil central heating, septic tank drainage

- Approx 1,949 sq ft accommodation including spacious sitting room with woodburner
- Kitchen/breakfast room and dining room each with direct access onto a sunny outdoor terrace
- 4 double bedrooms, principal with en-suite shower room
- Large loft offers further potential (subject to necessary permissions)
- Superb walks immediately from the property and far reaching views toward Crook Peak
- 12 newly fitted eco friendly owned solar panels
- Wonderful mature rear garden with a wide range of mature fruit trees & bushes
- Double garage, parking
- Subject to separate negotiation 2 Paddocks (0.4 acres) and stabling available
- M5 Junction 22 approx. 6 miles







The Old Granary Christon Road

Loxton, Axbridge

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 6 miles. There is also potential to purchase subject to separate negotiation two adjacent paddocks complete with stabling.

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 Crooks 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.

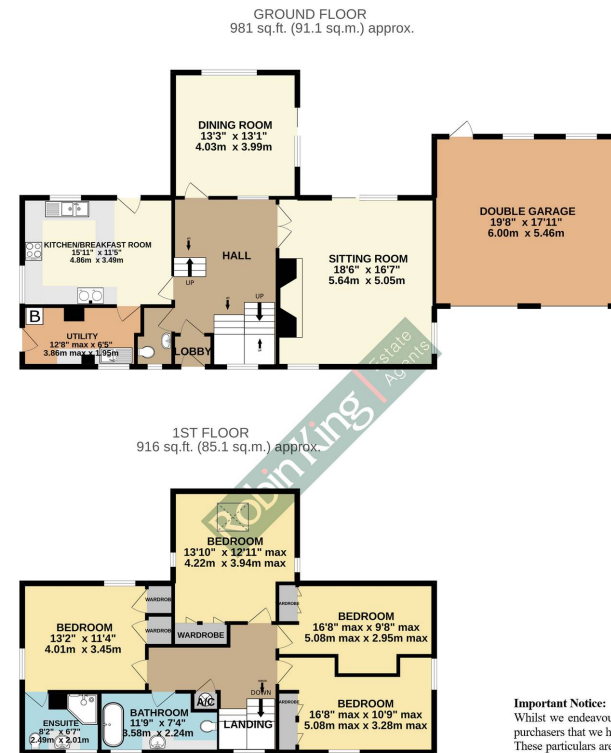


The Old Granary Christon Road

Loxton, Axbridge

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 6.1 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.

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. There is also available subject to separate negotiation 2 paddocks with stabling of approx 0.4 acres.



TOTAL FLOOR AREA: 1949sq.ft. (181.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operability or efficiency can be given.
Made with Metreplex ©2022

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.



Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/