



Robin King | Estate Agents

Compton Cottage, Townsend, Axbridge
£700,000

Compton Cottage

Townsend, Axbridge

A delightful period cottage with spacious accommodation and beautiful gardens set in the historic town of Axbridge.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C Environmental Impact Rating: D

Services: Mains gas, water, electricity private drainage and solar PV panels

- Approx 2,201 sq ft of flexible family accommodation
- Characterful period cottage with period features set within the historic town of Axbridge
- Spacious accommodation including four main bedrooms plus a flexible fifth bedroom/garden room
- Stunning far-reaching views over the Wedmore Valley from all upstairs bedrooms
- Two reception rooms with exposed beams and a double-sided wood-burning stove
- Large, well-equipped kitchen with bespoke joinery and central dining space
- Self-contained side wing with utility room, WC, shower room, and independent access (ideal for annexe use)
- Modern upgrades including solar panels, updated roof, and a recent gas boiler
- Beautiful, fully enclosed secure gardens and parking within the grounds







Compton Cottage

Townsend, Axbridge

Compton Cottage is approached via arched hardwood entrance gates and tall stone walls, opening onto this characterful home. Thoughtfully reimaged and extended over the years, the property incorporates a converted side wing, a double-storey extension, exposed beamed ceilings, a double-sided wood-burning stove, and an old covered stone well. All four first-floor bedrooms enjoy far-reaching views across the Wedmore Valley. The property sits within a largely level, enclosed plot, bordered by stone walls, with a generous lawn, established borders, mature trees and planting, and a small allotment area.

The ground floor offers two interconnecting reception rooms, both centred around an inset wood-burning stove framed by attractive structural timber beams. This feature not only provides a striking focal point but also heats both rooms and those above. The sitting room, located at the end of the original cottage and added in the 1980s, is a comfortable and well-proportioned space. The front door opens directly into the reception area, where a large built-in cupboard provides practical storage. Bespoke French doors lead out from the sitting room to the garden, creating a natural connection between the internal spaces and outside.

The kitchen is spacious and well arranged, with ample storage and worktop space, a tiled splashback and quarry-tiled flooring. Configured in a U-shape, it frames a central dining area with space for a large table. Integrated appliances include an induction hob and double oven. High-quality bespoke joinery is a consistent feature throughout, including a handmade kitchen by John Franklin and hardwood windows and gates by Aspen Joinery. Oak internal doors with glazed panels allow light to flow through the reception rooms and kitchen.





From the kitchen, the property connects to the side wing, which provides a utility room with additional worktop space, a downstairs WC and a separate shower room. A stable-style door offers further access to the garden, along with independent external access to this wing, making it well suited to buyers seeking annexe-style accommodation for relatives or guests.

To the rear of the wing, the fifth bedroom or garden room offers a versatile space suitable for a variety of uses. Notably long, with tall vaulted ceilings and exposed timber beams, it has a wonderful sense of volume and light. Currently arranged with bunk beds, it is capable of accommodating multiple occupants. French doors open directly onto the garden, providing independent access.

Upstairs, four bedrooms are arranged along the rear of the house. All are comfortable double rooms and enjoy far-reaching views towards the Wedmore Valley. The principal bedroom benefits from an en suite, while the family bathroom, located off the landing, is fitted with a bath and shower over.

Outside

the property sits within an enclosed and predominantly level plot, ideal for families and those with pets. The garden is mainly laid to lawn, with a stone pathway running along the rear of the house, linking the main cottage with the side wing and garden room. An old covered well remains a charming feature, alongside a traditional stone outbuilding currently used as a wood store and a separate shed providing additional storage. There is also secure parking.

The property further benefits from a two-year-old gas boiler, an updated roof, secondary or double glazing throughout and solar panels.



Compton Cottage

Townsend, Axbridge

Location

Axbridge is a charming medieval town nestling at the foot of the Mendip Hills with glorious country walks on the doorstep. It centres round a medieval square with a post office, chemist, local shop and a number of pubs and restaurants. The local first school is within walking distance of the property and Fairlands Middle School is in nearby Cheddar, along with Kings of Wessex Upper School. The smallest town in Somerset, Axbridge is situated 10 miles from the coast, 10 miles from Wells and just 18 miles from Bristol City Centre.

(All distances/times approx.)





Compton Cottage, Townend, BS26

Approximate Gross Internal Area 204.5 sq m / 2201 sq ft
(excluding sheds)

Total Area 213.3 sq m / 2296 sq ft

Robin King

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

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

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.