The Paddock
Barton Road, Webbington, Axbridge, BS26 2HT

The Paddock is a large detached house dating to the 1930’s standing in a ‘Park Like’ elevated setting with 3.84 acres of informal garden/paddock under the back drop of the wooded slopes of ‘Crook Peak’ on the western end of the Mendip Hills (area of outstanding natural beauty).

The six bedroom accommodation is further complimented by a ‘Summer House’ located at the end of the drive which can offer guest or annex accommodation beside the heated pool. There is also a huge games room, five stables and hay store attached to this building which offers great potential for conversion to many uses (subject to planning consents).

Main House: Entrance porch, reception hall, cloakroom, family room, sitting & dining room, study, kitchen with Aga, utility room. Stairs to first floor from hall: Four double bedrooms, master with en suite and walk in closet, bedrooms three and four have ‘Jack & Jill’ en suite shower room and there is a family bathroom.

Traditional staircase to second floor: two double bedrooms – perfect teenager suite.

Summer House: Kitchen, sitting room, cloakroom, bedroom, shower room.

Outbuildings: Five timber and block stables, open ended hay store. Heated swimming pool on screened pool terrace to the rear of the Summer House.

Former tennis court (offering hard standing for vehicles). Large informal gardens and paddocks.

In all 3.84 acres

Guide price: £875,000
Situation:

The Paddock is located on Barton Road which leads along the Northern edge of the Mendip Hills (AONB) from Winscombe to Webbington. It is a rural lane with a scattering of farms and cottages commanding views over the adjoining countryside to Loxton and Christon.

Winscombe to the north offers good local amenities, including shops, pubs, takeaways and school, dentist, doctor. It is reputed to be the third best village for families in the UK (according to Family investment.co.uk 2013 survey.

Axbridge is a small town approximately 6 miles away. It has a medieval centre with shops and pubs.

There is easy access to the A38 and motorway junctions on M5, along with mainline railway station at Yatton, and airport at Bristol Lulsgate.

The Paddocks has a backdrop of the wooded slopes leading to Crook Peak and its elevated position commands country views in many directions.

Accommodation:

Ground floor:

The Paddock offers sizeable accommodation over three floors (3,067 sq ft) and benefits from LPG fired central heating and double glazed windows and doors.

A sweeping drive leads up to the house and continues to the summer/guest house. There is a little used front entrance into a porch which gives access to the hall. Doors lead to each of the principal reception rooms, cloakroom and kitchen with the staircase rising to the first floor. On the south side of the hall is a family room with dual aspect and patio doors to the west, wood burning stove. A good size study has French doors onto the terrace with far reaching views and the large sitting and dining room also has French doors onto the terrace, the sitting room leads through to a dining area with door into the kitchen and two sets of French doors offering views over the garden and across countryside.

The kitchen is well fitted with a range of modern light oak units with work surfaces over and ceramic tiled floor, two windows to the rear with view over garden to the woods beyond, door to drive. Cream (LPG) fired Aga for cooking use only and space for supplementary oven.

Stairs from the hall lead to the first floor landing where there are four double bedrooms, all with lovely views. A second traditional staircase leads from the landing to the second floor.

First floor:

The master bedroom has French doors onto a balcony and en-suite shower room fitted with modern white suite with double shower with electric shower over, wash hand basin and w.c., and walk in wardrobe/closet.

Bedroom two is located at the rear of the house with a view to the woods, has an Edwardian style fireplace, fitted storage cupboards and under eaves storage.

The family bathroom has a modern white suite of bath and ‘wet room’ style mains shower with tiled walls and underfloor heating.

Bedroom three has a view to the south towards the coast and offers a ‘Jack and Jill’ en-suite shower room, fitted with a modern white suite, interconnecting with Bedroom 4 with door to the landing.

Second floor:

The staircase continues to the second floor where there are two further double bedrooms – this area could very easily adapt to a teenager suite.

Outside:

The Paddock is approached from Barton Road through a pillared entrance drive sweeping up to the house with banked lawns either side and some beautiful mature trees.

The drive continues beside the house where there is access to the front porch and kitchen door. On one side is a large timber store with dog kennel and run beside. There is a wide paved and balustraded terrace with access from the large sitting room and dining area.

The drive continues away from the house in a northerly direction with extensive lawns beside leading to the outbuilding, pool and summer/guest house area.
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APPROX. GROSS INTERNAL FLOOR AREA 3067 SQ FT 284.9 SQ METRES (EXCLUDES GARAGE, OUTBUILDING & RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Guest/Summer House:
To the rear of the stables and games room is further living accommodation which does require modernisation and comprises:

Sitting room, bedroom, kitchen, cloakroom and shower room. Doors lead out onto the heated pool area which is screened from the house and drive by a wall, wide terrace and tree border.

To the front of this building is a huge games room.

Outbuildings
A timber and block built outbuilding comprises:

Five stables including open fronted hay store on far end with individual doors.

Beyond the stables the land leads over a former tennis court (hard surface) and finishes at a blunt point on the northern boundary.

The land:
The land at present is laid to informal parkland style garden with mature trees with banked and level areas of lawn.

To the west and south there are country views reaching to the coast at Burnham and to the east and north the land borders the wooded slopes of ‘Crook Peak’.

In all 3.84 acres

Local Authority: Sedgemoor District Council

EPC rating: House - F / Summer House - F

Guide Price: £875,000

Viewing: Strictly by appointment with the sole agent David James & Partners, Tel: 01934 864300

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