



Biddisham House, Near Axbridge, Somerset



Charming detached period house with a contemporary one bedroom self-contained wing, set against the Mendip Hills with a south facing view across to wooded countryside, situated along a no through lane.

Summary of accommodation

Ground floor Entrance porch | Sitting room/reception hall | Study | Family room/dining room | Kitchen/breakfast room with Aga | Cloakroom leading to w.c.

First floor 3 bedrooms including the impressive principal bedroom | Large en-suite bathroom/dressing room | Family bathroom with separate shower

Second floor 2 bedrooms (one used as a study) | Shower room

Self Contained Integrated Wing

Ground floor Kitchen/breakfast room | Sitting/dining room

First floor Bedroom, Bathroom with separate shower

Outside In and out drive | Generous parking | Mature gardens | Timber 3 stable block with hay store and workshop | Swimming pool (in need of restoration)

Distances

Bristol 21.5 miles | M5 (J22) 5 miles | Bristol Airport 13.5 miles | Axbridge 4 miles

Weston Super Mare 10 miles | Wells 14.5 miles | Weare Academy First School 2.5 miles

Hugh Sexey Middle School 6.2 miles | Kings of Wessex Academy (Upper School) 6.3 miles

(Distances are approximate).









The Property

Biddisham House is a delightful former farmhouse situated along a no through country lane with the Mendips Hills as a backdrop to the north and countryside to the south. The house reputedly dates from the 1600 and 1700's and further added to in the Victorian period. The adjoining/integrated barn at the rear has, in recent years, been converted by the present owner into a most attractive contemporary self contained one bedroom wing, which can be approached either from the exterior or from within the main house.

The accommodation is arranged over three floors. Many features appropriate to the period are retained and the interior has a warm and friendly atmosphere. There are exposed stone walls, flagstone floors, beamed ceilings and vaulted ceilings. The sitting room, in particular, is a most charming and striking room with a heavily beamed ceiling and a large inglenook fireplace fitted with a log burning stove. The study and family room (located off the kitchen with a wood burning stove) have a lovely outlook over the south facing garden. The farmhouse style kitchen/breakfast room, with terracotta tiled floor, has a stable door opening to the rear and an AGA. It is well presented, large and has a dining space to one end.

The first floor has three bedrooms and a large family bathroom all with views either to Crook Peak on the Mendip Hills, or across to wooded countryside. The principal bedroom is of particular note with a very large en-suite bathroom. The second floor has two further good sized bedrooms, with vaulted ceilings and a shower room, again with lovely views. One of the bedrooms is used by the current owner as a study.



The Barn/Annexe wing

In contrast to the traditional main house, The Barn/Annexe is a contemporary and a very attractive conversion. It is integrated into the main house or can be split with a separate entrance to create a self-contained wing. The sitting room has a brick fireplace and chimney breast fitted with a log burning stove and French doors opens out to the garden. The kitchen/breakfast room is well fitted with integrated appliances and both rooms have a wood floor. A staircase from the kitchen/ breakfast room rises to the first floor with a bath/shower room and bedroom. From the bedroom there is a door connecting to the main house.





Outside

The property is approached over an in and out gated drive, providing parking. There is a large expanse of level lawn to the front of the house that faces south and has a lovely outlook. It is private and tall mature trees along its western boundary include Willow and Maple. There are planted borders, climbing shrubs including a Wisteria and a pergola adorned with rambling shrubs, and roses. To the east is a large enclosed outdoor pool requiring refurbishment. The gardens and grounds are a true delight.

A second drive to the north of the house leads to a gravel and parking area, as well as a detached L-shape timber building which was originally three stables but is now used as a workshop, log store and storage. This building could also be used as a garage. Adjoining this area, to the east of the house, is lawn with shrubbery beds and planted borders and a brick built garden store.

Directions (Postcode BS26 2RJ)

When in Biddisham Lane, a no through lane, drive for about 0.6 mile. The drive to Biddisham House is seen on the right hand side.

Property information

Services: Mains water and electricity are connected to the property. Private drainage. Oil fired central heating to the house (new boiler installed in November 2022). Modern electric heaters to The Barn. Broadband provided by True Speed.

Local Authority: Sedgemoor District Council: 0300 303 7800

Council Tax: Band E

Energy Performance Certificate: F

Viewing: Strictly by appointment only with agents Knight Frank



Approximate Gross Internal Floor Area

Main House = 275 sq m / 2,967 sq ft

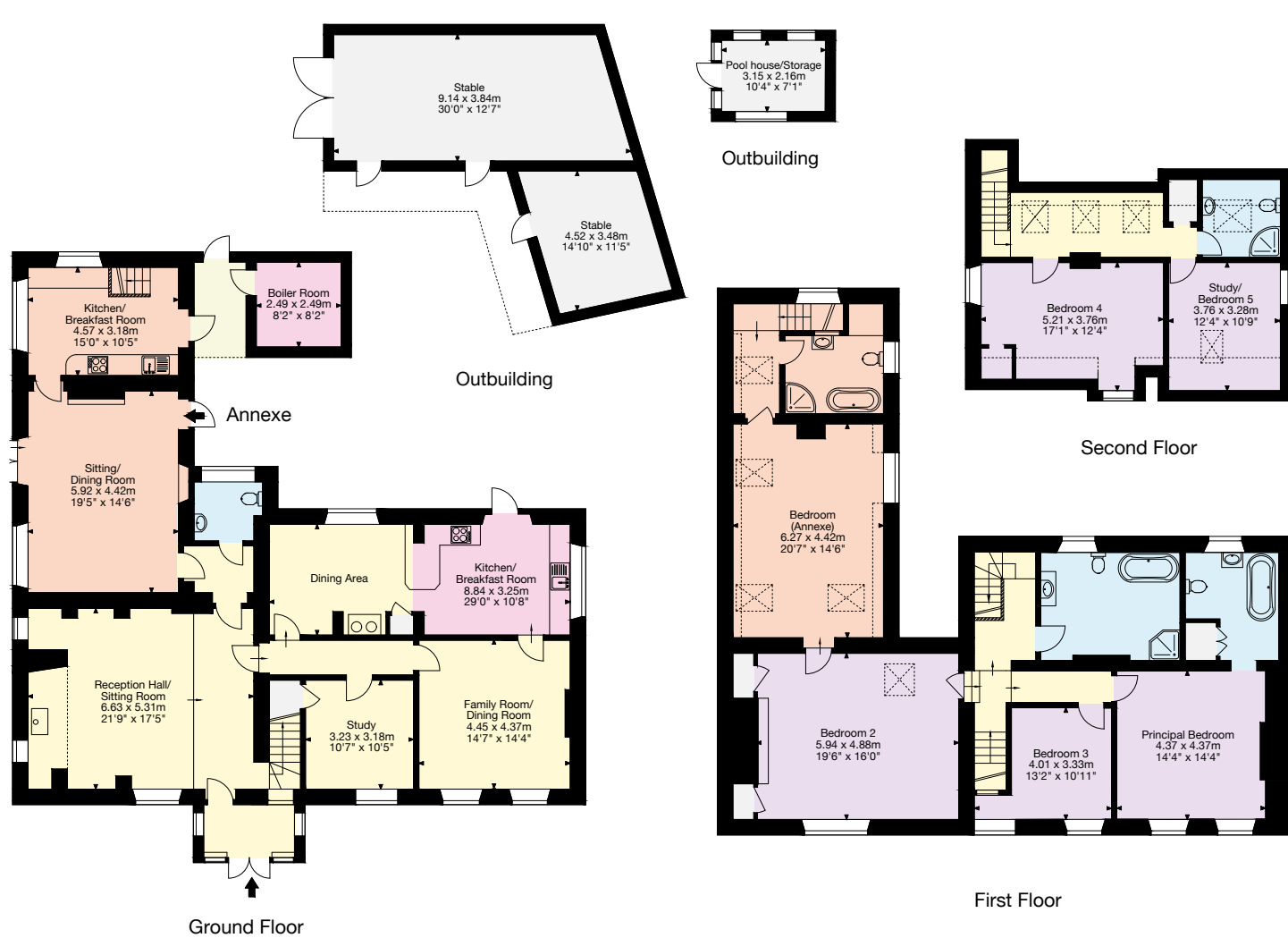
Annexe = 88 sq m / 949 sq ft

Outbuildings = 60 sq m / 647 sq ft

Total Area = 423 sq m / 4,563 sq ft

(Incl. Areas of Restricted Height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated May 2023. Photographs and videos dated May 2023.

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