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RACKLEY HOUSE, RACKLEY LANE, COMPTON BISHOP, AXBRIDGE, BS26 2HJ

Stone detached cottage believed to date back to the early 19th century

Surrounded by glorious countryside with far reaching views

Gardens and paddock totalling approximately 1.3 acres

Sitting room with open fire

Separate dining room, also with open fire

Study/playroom

Farmhouse kitchen/breakfast room with Aga

Four bedrooms including master with shower cubicle

Spacious family bathroom

Range of outbuildings including stone barns and garaging

Paddock adjoining the garden

No onward chain

Situated in the historic hamlet of Rackley, near to Compton Bishop and Axbridge close to the Mendip Hills AONB

Rackley House is situated in a glorious rural location in the hamlet of Rackley, which is close to Compton Bishop and the Mendip Hills. It is perfect for country lovers with fabulous far reaching views. The cottage has been a much loved family home and has further potential to make a stunning family home for today's living. It sits in garden of approximately 0.5 acres, plus a paddock adjoining of approximately 0.8 acres.

There is a pretty approach to the cottage, which sits back from the quiet country lane. A side door leads into the hallway, with downstairs cloakroom off to the right and a utility room. To the left is the cosy dining room with open fire. Next along, with a south facing front aspect, is the sitting room, also with open fire, glorious far reaching rural views, a lovely tranquil room.

At the end of the hallway is a further reception room, currently used as a study, though could also be used as a playroom/family room.

The farmhouse kitchen/breakfast room is dual aspect with a good range of units, oil fired Aga and scope to extend across and link up with a stone outbuilding across the courtyard if desired, which would form a stunning space.

Stairs from the hall lead to the first floor, where the large main bedroom has views on to the rear garden and a shower cubicle in the corner. There are 3 further bedrooms with a front aspect affording amazing rural views plus a spacious family bathroom.





The driveway provides ample parking and leads up to the stone built double garage which has a storage space above which is accessed from the upper terrace. The gardens are a true delight, with a secluded south facing front garden, terrace and pond. There are steps down to the lawn where there are mature trees including an Olive tree and Magnolia, this very private front garden looks out over the far reaching rural views. Continue through to the 'knot-garden' and then through to a fruit garden with abundant raspberries and numerous apple trees. To the rear of the cottage, there is a terrace, then steps up to a further top terrace which is a sunny spot, a gently sloping lawn leads away from the terrace. A path leads along to a further garden area where there is a rare Wollemi Pine, this area of the garden has a lovely orchard feel. There is a gate through to the paddock, which measures approximately 0.8 acres, where there is a stable block.



Important Notice:

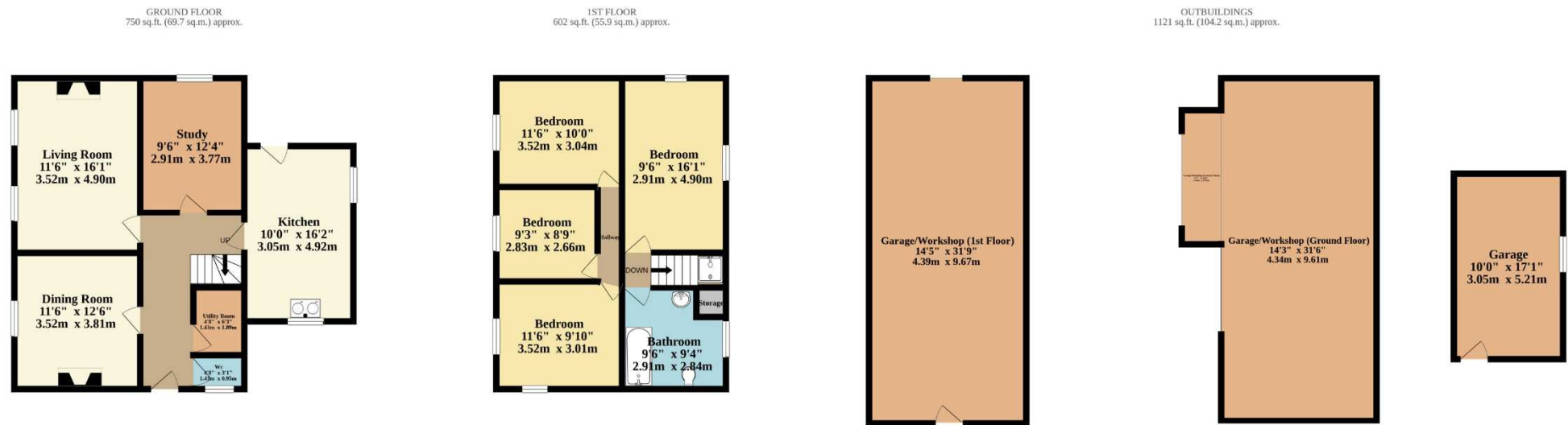
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DIRECTIONS – Proceed down the A38 travelling south from Bristol. At the bottom of Shute Shelve Hill, turn right signposted Cross, continue towards Compton Bishop, shortly after the turning on the right into Compton Bishop turn left into Rackley Lane where the property is the last house on the right hand side.

SERVICES – oil central heating, private drainage

LOCAL AUTHORITY – Sedgemoor District Council – Tel 01934 888144 – Band E £2,230.56 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - F



TOTAL FLOOR AREA : 2474 sq.ft. (229.8 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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