



PEAK BARN, WEBBINGTON ROAD, COMPTON BISHOP, AXBRIDGE, BS26 2HW

Charming stone barn conversion with glorious views

Rural location with direct access to walks to Crook Peak

Sitting room with woodburning stove

Country kitchen with Aga

Garden room taking advantage of the views

Spacious dining room

Utility room and downstairs cloakroom

3 bedrooms, 1 with ensuite

Family bathroom

Double garage and ample parking

Delightful timber 'Shepherd's hut', perfect to sit and take in the views

1 acre paddock with stable

Situated in the Mendip Hills AONB

On approaching this character stone barn conversion, you will be captivated by the panoramic vista in front of you. The view is unrivalled and the property sits in the Mendip Hills Area of Outstanding Natural Beauty with direct access to walks up to Crook Peak.

Steps lead up to the timber and glass entrance porch, then through into the sitting room with fireplace and woodburning stove. Two windows with window seats frame the outstanding view.

Continuing through to the country style kitchen/breakfast room, this is a charming room with a Racing Green two oven oil fired Aga and separate oven and hob. This room leads through to the garden room with floor to ceiling glazing to again take full advantage of those amazing views.

There is a rear hallway, off which is the generous dining room plus utility room and downstairs cloakroom.

To the first floor there are 3 generous bedrooms including 1 with ensuite shower room plus a family bathroom.





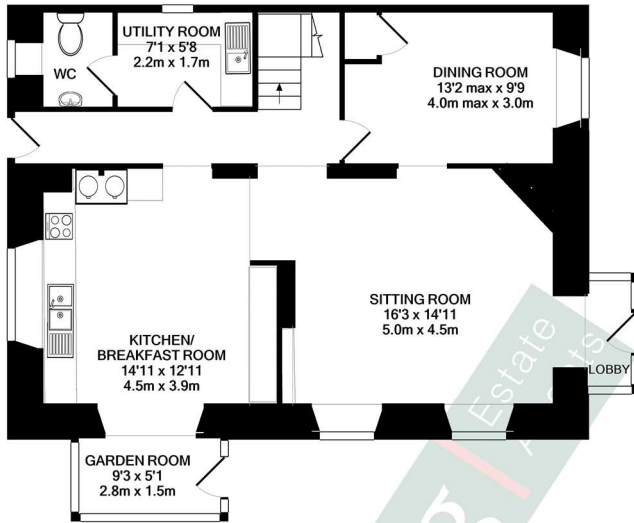
The property is accessed via a flight of steps backed by high natural stone walling to a generous parking area and DOUBLE GARAGE 22'5x19'4, with power, light and water. The beautifully landscaped, terraced gardens are a real feature of this property, with a backdrop of National Trust Woodland (with access for walking) and are designed to take advantage of the panoramic views. A beautiful addition to the garden is a beautiful Shepherd's Hut, which is a tranquil space to just sit and enjoy the rural landscape. Opposite the property lies the fenced paddock of approximately 1 acre with a stable block.

Compton Bishop is a uniquely located, rural village on the southern lea of the Mendip Hills bordering the AONB. It is 1.5 miles from the A38, making it ideal for the commuter. The medieval town of Axbridge is 2.5 miles where good facilities will be found. At Weston Super Mare (8 miles) there is a mainline railway station and plenty of supermarkets and business/retail outlets.

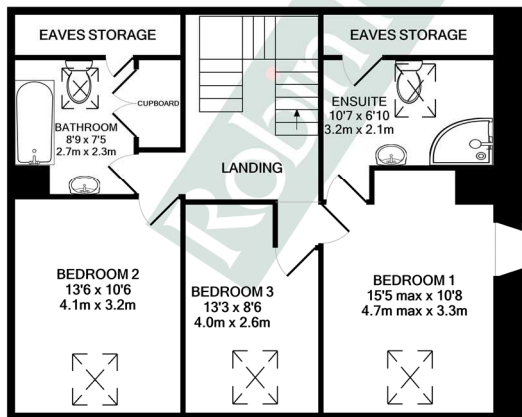
Important Notice:

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





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1628 SQ.FT. (151.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

DIRECTIONS – on leaving Robin King’s office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right then right again on to the A38. Continue until the crossroads at Cross, turn right on to Old Coach Road, continue on to Webbington Road and the property will be found to the right hand side.

SERVICES – Oil central heating, private drainage (Bio-digester)

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 Performance Certificate

Peak Barn, Webbington Road, Compton Bishop, AXBRIDGE, BS26 2HW
 Dwelling type: Detached bungalow Reference number: 0576-2866-6713-2690-2305
 Date of assessment: 16 September 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 September 2020 Total floor area: 153 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,072
Over 3 years you could save	£ 786

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 309 over 3 years	You could save £ 786 over 3 years
Heating	£ 1,935 over 3 years	£ 1,719 over 3 years	
Hot Water	£ 723 over 3 years	£ 258 over 3 years	
Totals	£ 3,072	£ 2,286	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home.
(92-101) A		94	The higher the rating the lower your fuel bills are likely to be.
(81-91) B			The potential rating shows the effect of undertaking the recommendations on page 3.
(69-80) C			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(55-68) D			The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(39-54) E			
(21-38) F			
(1-20) G			Not energy efficient - higher running costs

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45
3 Low energy lighting for all fixed outlets	£35	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT