



**Longfield Barn**  
**White House Lane, Loxton, Axbridge, Somerset BS26 2UU**

**Robin King** | Estate Agents

# LONGFIELD BARN, WHITE HOUSE LANE, LOXTON, AXBRIDGE, SOMERSET, BS26 2UU

An exquisitely finished, detached new build barn conversion with 4 double bedrooms, a large garden, double garage and 2.5 acre paddock, set in a delightful rural location in an area of outstanding natural beauty with convenient access to national transport links and local amenities.

**APPROX 1,633 SQ FT OF FLEXIBLE ACCOMMODATION • MAGNIFICENT HIGH CEILINGED KITCHEN/DINING/SITTING ROOM WITH FAR REACHING VIEWS • HIGH QUALITY SPECIFICATION THROUGHOUT • BESPOKE HAND BUILT KITCHEN IN ATTRACTIVE BRONZE/BUTTERMILK FINISH • 3/4 BEDROOMS • ECO-FRIENDLY FEATURES • STARLINK INTERNET CONNECTED • DOUBLE GARAGE • 2.5 ACRE OF GROUNDS INCLUDING SEPARATE PADDOCK • EASY MAINTENANCE GARDEN • MAINLINE RAILWAY SERVICES WITHIN 5.9 MILES (LONDON PADDINGTON 122 MINUTES) • M5 ACCESS WITHIN 4.1 MILES (JCT 22) • AXBRIDGE 4.6 MILES/BRISTOL AIRPORT 13.7 MILES/BRISTOL CITY CENTRE 21.5 MILES • NO ONWARD CHAIN (ALL DISTANCES/TIMES APPROX.)**

Longfield barn is a newly built barn conversion which has been finished to an extremely high standard. Situated in a desirable quiet but not isolated location nestled close to Loxton village and the base of Crook Peak, the property is characterised by external Thermowood cladding, a ceiling to the apex of the roof in the living area, a stylish bespoke kitchen, luxurious en-suite double bedroom accommodation plus lovely terracing with superb views over surrounding countryside. Modern technology including Starlink broadband, zoned temperature controls, an air source heat pump, aluminium doors and windows, create impressive energy efficiency, more important now than ever before.

On entering into the hallway one is immediately struck by the quality of the finish on this property. Beautiful porcelain tiles with underfloor heating are perfectly complemented by high ceilings and natural toned walls. Turning to the left there is a stylish storage space for coats and shoes with a spacious utility/boot room beyond. Finished in sage green units it has space for a washing machine and also contains a downstairs cloakroom, airing cupboard/storage room and charming office nook.





Returning to the hallway a door leads to the magnificent kitchen/dining/living room. Attractive bifold windows have superb views and open to the outside dining terrace, making inside and outside living, dining and entertaining seamless. This room has been skillfully crafted incorporating character features from the original building including exposed beams, the original stable railings, oak posts and a siding barn door; creating the perfect juxtaposition between old and new.

A beautiful bespoke kitchen with bronze and complementary buttermilk cream units and customised Corian worktops, has all the latest attributes that you would expect in a build of this quality. High specification integrated appliances include a double oven, microwave, induction hob and dishwasher. In addition, within the island unit crafted into the Corian is an inset ice bucket, wireless phone charging, seating and storage.

There is plenty of space for a large dining table in addition to a living area, both of which which take full advantage of the far-reaching views over the property's own land.

From here, there is an inner hallway which leads to three double bedrooms and a further generous sized room which has the option of either being another bedroom or would make a fantastic further reception room.

The principal bedroom has a lovely aspect with French doors opening on to a private part of the garden with terrace which is perfect for an early morning coffee. Fitted wardrobes and an ensuite shower room with natural materials with contemporary bronze fittings and gorgeous herringbone tiles ensure this makes a perfect space to relax.

A further family bathroom serves the other bedrooms and has a real spa like feel with full tiling, wet room style shower and a contemporary freestanding bath.

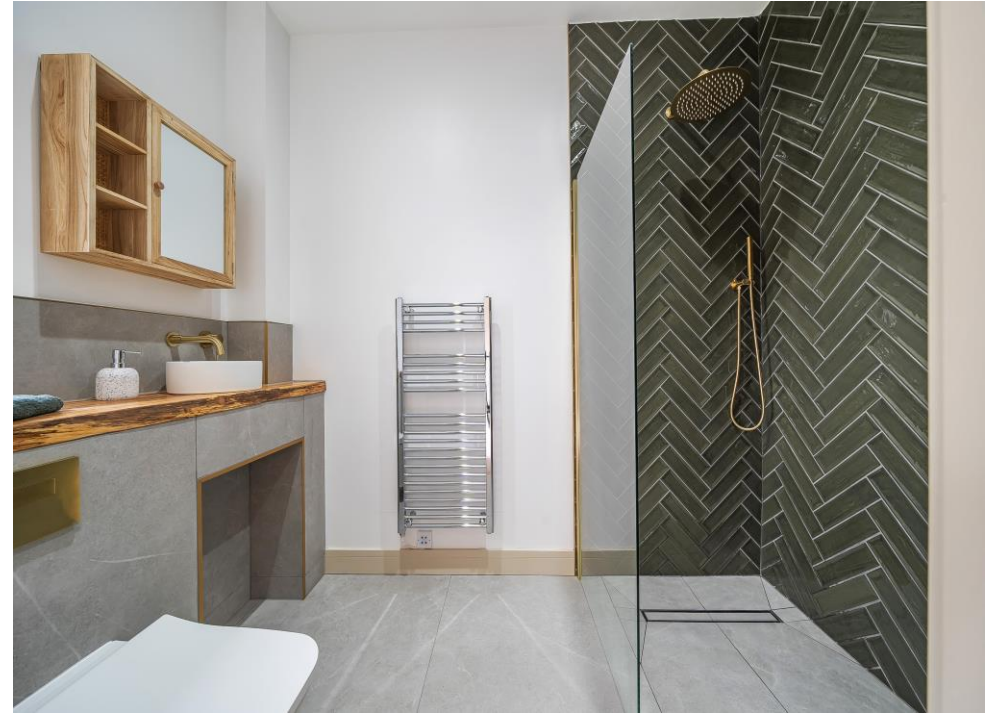




**Outside** – Longfield Barn approached from a quiet country lane across shared drive is set in a small cluster of other properties in its own plot of 2.5 acres with far reaching views from every direction. To the left side is the paddock which has mains water and power connected. To the right a gravelled driveway with raised flowerbeds ready for planting, provides ample space for parking and access to a substantial and beautifully crafted free standing double garage with remote controlled roll door. A neat post and rail fence encloses a pretty lawned area with a raised flowerbed and porcelain tiling which wraps around to the rear where there is a second lawn outside the principal bedroom together with a gorgeous terrace made from reclaimed bricks.

**Location** – Loxton is situated in a Conservation Area, within an Area of Outstanding Natural Beauty, to the south west of the Mendips which provide wonderful opportunities for outdoor activities such as riding, cycling and walking including along the nearby West Mendip Way. The Frankie Howerd hub is a community centre providing food and facilities 5 days a week, with further amenities available nearby at the Webbington Hotel. Well regarded schooling is available nearby in Axbridge and Cheddar, including the Kings of Wessex Academy, and access to the M5 motorway is within 6.6 miles at junction 21 (St Georges) and junction 22 (Burnham).





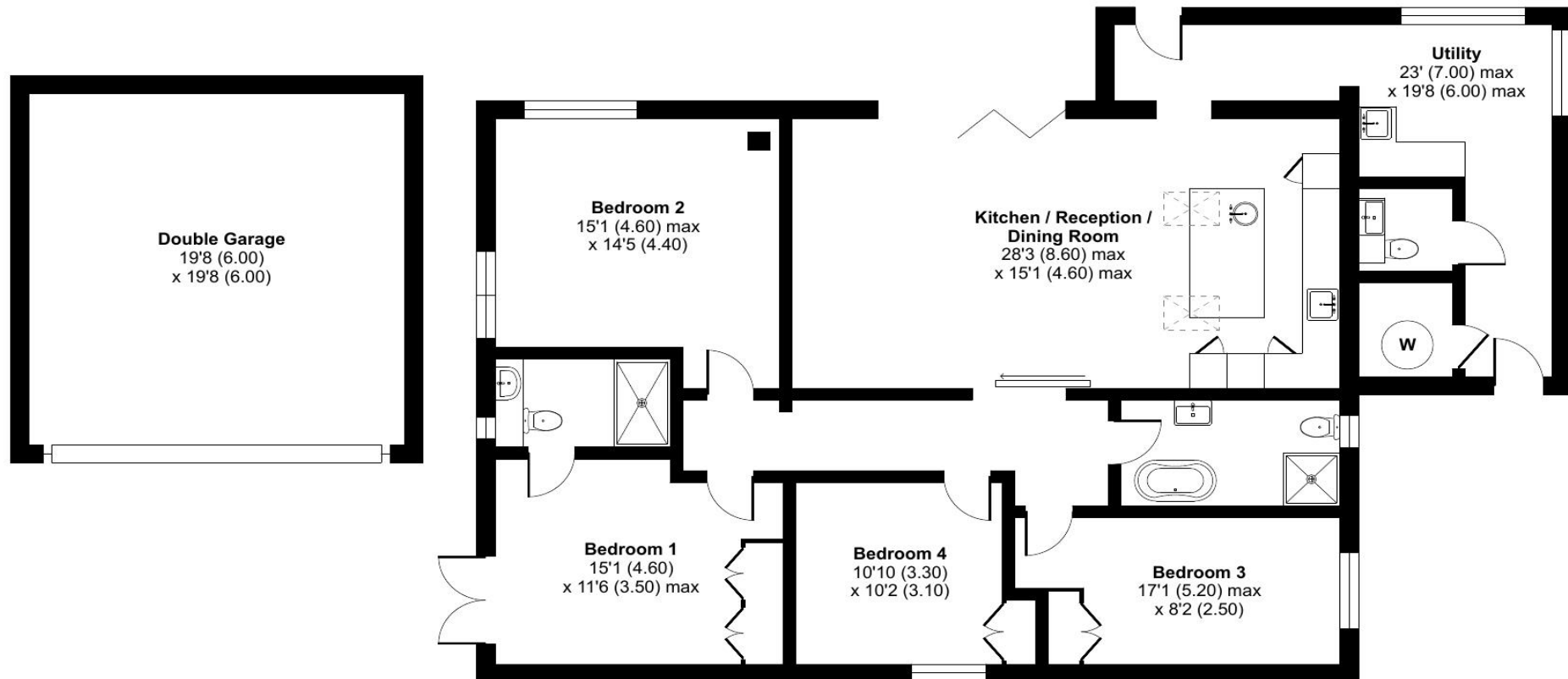
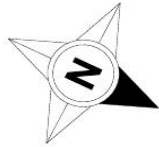
# White House Lane, BS26

Approximate Area = 1633 sq ft / 151.7 sq m

Garage = 388 sq ft / 36 sq m

Total = 2021 sq ft / 187.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024.  
Produced for Robin King LLP. REF: 1115821

## 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

## **DIRECTIONS**

Postcode : BS26 2UU.

What.3.Words: sweetner.outlooks.norms

**SERVICES** – Mains electricity, water, private waste treatment plant and reed bed

**EPC RATING** – B

**LOCAL AUTHORITY** – Sedgemoor District Council

**COUNCIL TAX BAND** – D £2156.05 (2024/25) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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