



**Morecambe House**  
**St Mary's Street, Axbridge, Somerset, BS26 2BN**

**Robin King** | Estate Agents

# MORECAMBE HOUSE, ST MARY'S HOUSE, AXBRIDGE, SOMERSET, BS26 2BN

A beautifully presented, elegant Grade II listed Georgian home situated in the centre of the pretty town of Axbridge, with 5 double bedrooms, 4 beautiful reception rooms with period detailing, a pretty enclosed town garden and off-street parking.

**APPROX 2,766 SQ FT OF FLEXIBLE ACCOMMODATION • 5 DOUBLE BEDROOMS (2 EN-SUITE) • FABULOUS KITCHEN/BREAKFAST/FAMILY ROOM WITH INGLENOOK FIREPLACE • A FURTHER 3 ELEGANT RECEPTION ROOMS • PERIOD DETAILING THROUGHOUT • CENTRAL LOCATION NESTLED IN THE HEART OF THE TOWN WITH THE CHURCH TO THE REAR • OFF STREET PARKING • GORGEOUS TERRACED GARDENS OFFERING MULTIPLE SPOTS TO SIT OUT • IN CATCHMENT FOR POPULAR LOCAL SCHOOLS • ACCESS TO M5 MOTORWAY WITHIN 7.6 MILES AT JCT. 22 AT BURNHAM • BRISTOL AIRPORT WITHIN 10.6 MILES • WELLS WITHIN 10.5 MILES • MAINLINE RAILWAY SERVICES WITHIN 10.8 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL DISTANCES/TIMES APPROX.)**

Morecambe House is a beautiful grade II listed home with a handsome symmetrical frontage, set right in the heart of the popular town of Axbridge.

Craftsmanship and character is evident throughout the property; with dado rails, sash windows, shutters, panelling, detailed cornicing and feature fireplaces in most of the reception rooms. All these are seamlessly blended with modern fixtures and fittings to create spacious rooms that are gracious but still enjoy all the comforts of modern living.

In addition, the delightful enclosed and private garden backs on to the charming 13<sup>th</sup> century church. This spacious family home also offers a precious opportunity for off-street parking – a rarity in central Axbridge.

An attractive front door with lion knocker is framed with a masonry arch with tracery window above, and welcomes you into the spacious hallway with tessellated flooring.

To the right is the beautifully proportioned and elegant sitting room. Light and airy thanks to shuttered sash windows, it features an open fireplace.

Left is further reception room currently arranged as an office, which could alternatively, be a dining room.





It has a large bay window overlooking the street and a doorway at the rear which leads through to an informal sitting room which is set on split levels. A sitting area with beamed ceiling has a galleried area above and a focal point log burner – perfect for a relaxed winters evening. A step rises to the back of this space which could easily be used as a study and French doors open to the back garden and a lovely dining terrace.

Returning to the hallway there is a quarry tiled inner lobby with a back door to the garden, and storage cupboards under the stairs.

The kitchen is a gorgeous farmhouse style with beamed ceilings, attractive tiled flooring and has a large inglenook fireplace with log burner ensuring it is cosy throughout the year. It is fully fitted with cream units, a cream AGA, large island, integrated dishwasher, oven, wine rack, boiling water tap and has space for an American style fridge/freezer and kitchen table. There is also a practical utility room with space for a washing machine and tumble dryer together with a downstairs cloakroom together with a back door which gives access to the garden.

Returning to the reception hall, stairs rise to the first-floor landing. To the left is the family bathroom with beautiful porcelain tiled floor, walk in shower, freestanding roll top bath and twin basins.

The principal bedroom has gorgeous double sash windows with shutters, a multitude of fitted wardrobes and an ensuite shower room.

Four further double bedrooms are on this floor, bedroom two with attractive French doors opening to the garden and bedroom five which has amazing roof beams is on a mezzanine floor above the second sitting room and has an en-suite.

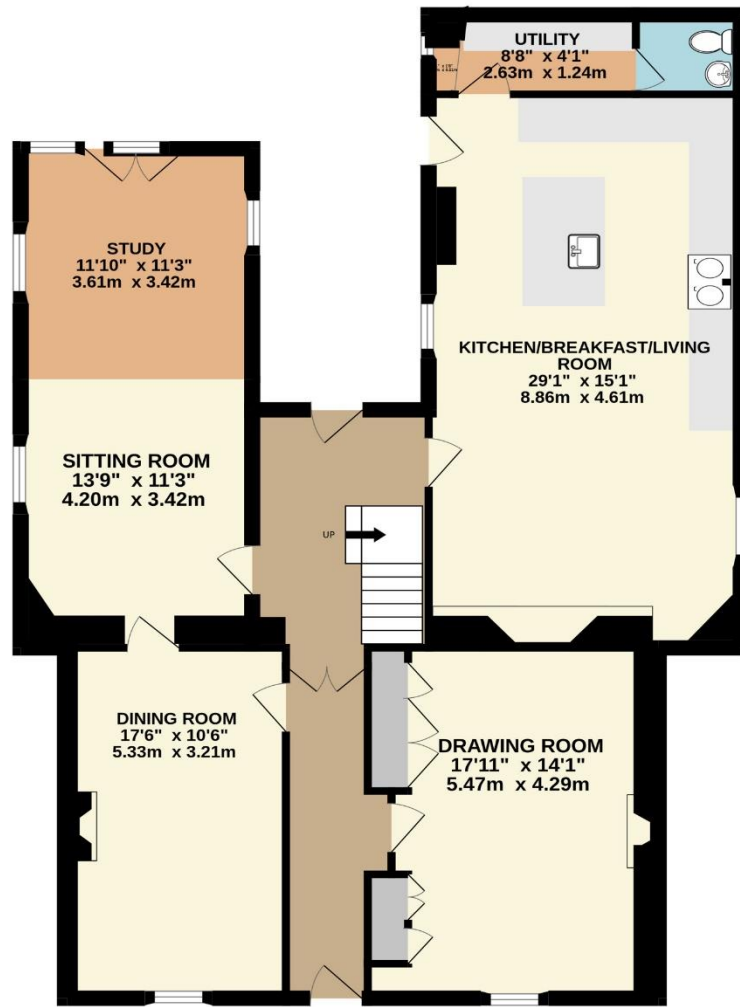




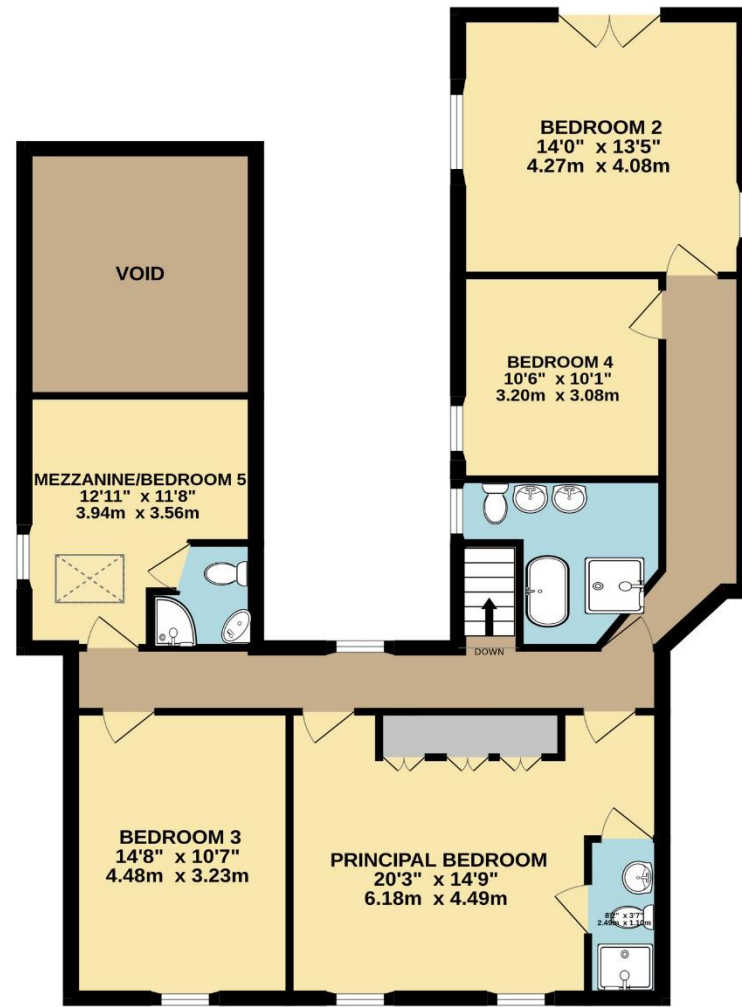
**Outside** – Morecambe House has a very pretty walled rear garden which rises to the rear through a series of terraced areas. Borders and raised beds house beautiful mature flowers, shrubs and small trees including acers and maples. There is a pond with water feature and choice of seating areas to suit the time of day. At the very end of the garden a large summer house looks back towards the house and provides storage as well as a lovely spot from which to enjoy full glory of the gardens. Unusually for the central location of this property, there is an area of free-standing parking which has a large gate to a side lane, meaning that there is off street parking for this property.

**Location** – Axbridge is a charming medieval town nestling at the foot of the Mendip Hills with glorious country walks on the doorstep. It centres round a medieval square with a post office, chemist, local shop and a number of pubs and restaurants. The local first school is within walking distance of the property and Fairlands Middle School is in nearby Cheddar, along with Kings of Wessex Upper School. The smallest town in Somerset, Axbridge is situated 10 miles from the coast, 10 miles from Wells and just 18 miles from Bristol City Centre.





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2766sq.ft. (257.0 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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**Important Notice:**

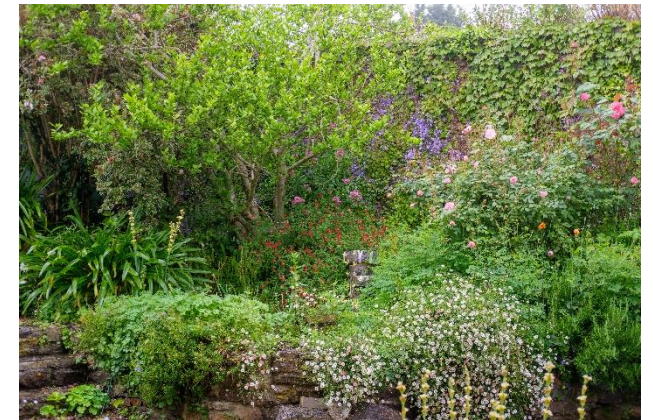
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**SERVICES** – All mains services

**EPC RATING** - D

**LOCAL AUTHORITY** – Sedgemoor District Council – Tel 0300 303 7800

**COUNCIL TAX BAND** - E £2,771 (2024/25) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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