

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



SCOOTERS END, BADGWORTH, SOMERSET, BS26 2QA



**SCOOTERS END,
BADGWORTH, SOMERSET, BS26 2QA**

*Wedmore 7 miles, Bristol 18 miles, Wells 14 miles, Glastonbury 13 miles,
A38 0.5 miles, M5 (J22) 5 miles, Highbridge railway station 7 miles,
Bristol Airport 12.5 miles (distances approximate).*

Scooters End is an exceptional barn conversion with great accommodation together with a garden, paddock and stables. In all just under an acre.

The stunning accommodation includes a hall, a 42 ft. open plan, vaulted ceiling, living area and kitchen, utility room, 4 bedrooms, 2 shower rooms and a bathroom. All with great style and beautifully presented.

Outside is a large, enclosed courtyard and gardens, stabling and paddock. Towards an acre.

Guide Price of £765,000

Location

Scooters End is within the old homestead which was Bow Farm which lies alongside the A38 and within easy reach off the M5 Motorway (J22), which provides excellent access to the adjoining road network.

Nearby is the village of Badgworth, 2 miles and the small medieval country town of Axbridge. Also, within easy reach are Wedmore and Cheddar. These and other towns of the area provide a wide range of amenities and schools.

Description

A driveway leads in off the A38 and continues between the farmhouse and another barn conversion to the entrance to Scooters End. This is a single storey building looking out onto its own large courtyard which is well sheltered and screened.





The owners have carried out considerable improvements to the house and extended it into the adjoining outbuildings during their ownership. It is now a delightful home with generous accommodation and enormous character.

Many of the rooms have high vaulted ceilings with exposed beams and there are lots of windows and French doors which flood the house with sunlight making it very light and airy. The floors are stone tiled, engineered oak or carpeted and the doors are pine. The 3 bathrooms are very well appointed and the kitchen is outstanding.

All these qualities are complemented by double glazing, oil fired underfloor central heating and the recent addition of 18 solar panels and an 8.2kw battery.

Accommodation

The front door opens into a hall which leads through to the heart of the house which is of course the splendid kitchen and living areas. At one end of the room is a wood burning stove and there's plenty of space for sofas and a dining table and chairs.

The kitchen area is well supplied with units and appliances include an oven, hob, extractor, fridge and dishwasher.

Near the front door and served by the entrance hall are 2 bedrooms (high beamed ceilings and window seats) and a lovely shower room.

Beyond the kitchen is an inner hall with a utility room with a sink, cupboards and space and plumbing for a washing machine. Adjacent is a luxurious bathroom.

Also off this hall is a 3rd bedroom and the master bedroom. This has another super en suite shower room.

Outside

At the front there is a spacious, enclosed courtyard with raised beds.

Adjacent to the house is a large garage which has been opened up to drive through and beyond this there's plenty of parking on a gravel driveway.

Planning permission granted for a new timber carport with studio above (see drawings).





At the rear there is a large, enclosed lawned garden with terraces ideal for al fresco dining. This lawn is bounded by a mature Portugese laurel hedge and a gate leads through to a paddock where there's also a kitchen garden with raised beds and a greenhouse.

The paddock is now used as wildflower garden and on the far side is a stable block with 2 loose boxes and a tack room. This has good access with a stone track on the southern side of the paddock.

Other points.

Freehold. Scooters End has a full legal right of way over the access drive. Mains water, electricity and a private digester shared with the adjacent barn conversion.

Oil central heating with a new external boiler installed in 2016. All of the doors and windows are A+ rated with the added use of acoustic glass to further insulate from sound and were fitted 3 years ago by Kingfisher windows. A 7.38kWp Solar PV System has been fitted, consisting of 18 solar 410W BF panels with a 8.2kw battery (10 year warranty).

EPC Band (D). Council Tax Band F.

Directions

The property is approached from a drive off the A38. The drive entrance is next to Bow Farm and is about 200 yards west of the access from Church Lane which leads to Badgworth.

A sat-nav gives an accurate placement.

What3Words:///fats.proudest.farm

About the area

Near to Badgworth, Tarnock and Rooksbridge, small villages in the Sedgemoor district of Somerset, with a populations around 500 people. The villages have friendly communities and village halls, children's play areas and medieval churches. Links to Bristol Airport, Bristol, Taunton and further afield are excellent.

The surrounding towns and villages provide a wide range of facilities, amenities, sporting and cultural organisations suiting most needs.

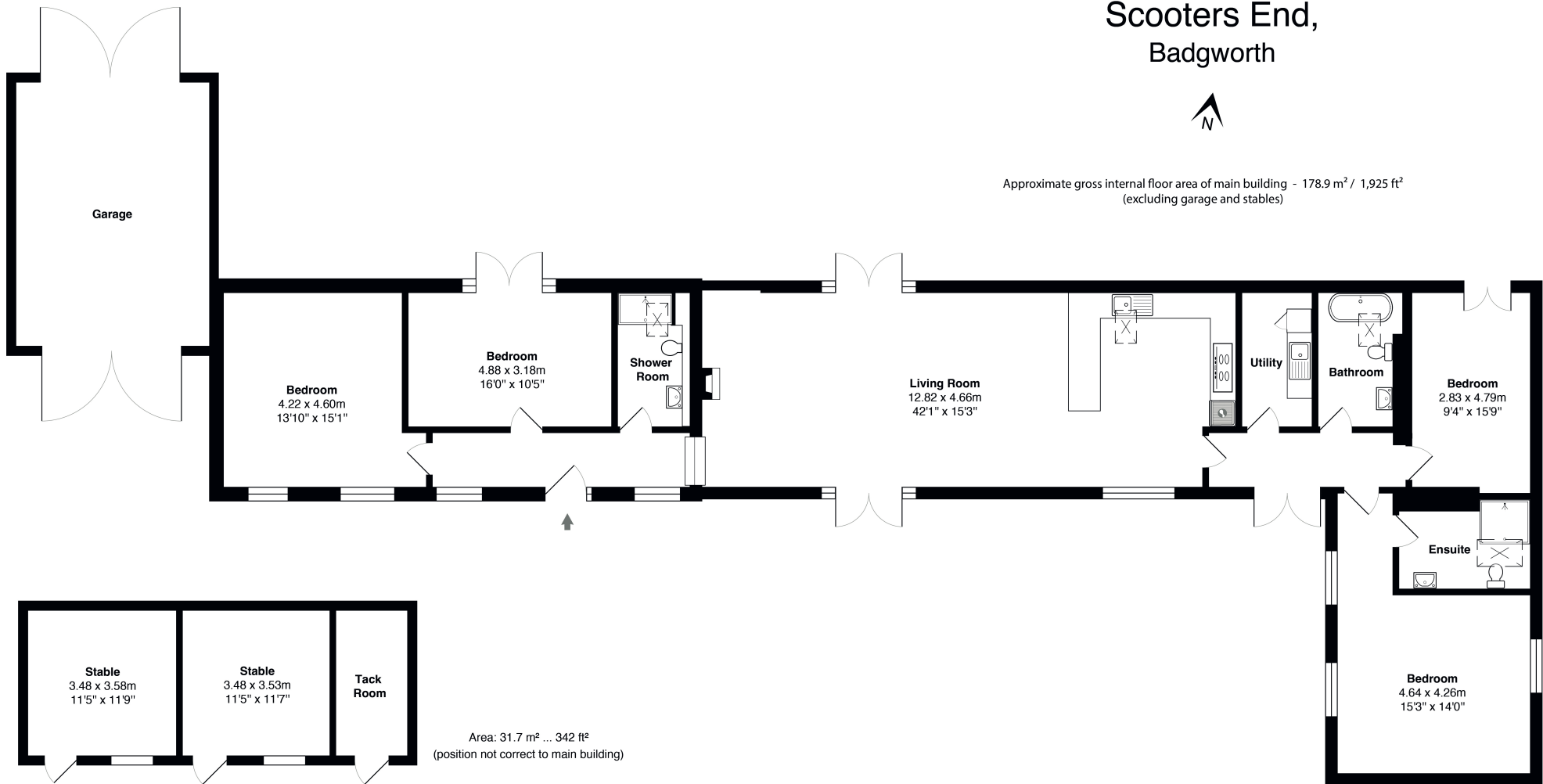
The property falls within catchment for the reputable Wessex Learning Trust with Weare primary school, Hugh Sexseys Middle school in Blackford and Kings of Wessex Senior school in Cheddar. The independent schools in the area include Wells Cathedral, Sidcot School, Millfield and Kings of Taunton.



**Scooters End,
Badgworth**



Approximate gross internal floor area of main building - 178.9 m² / 1,925 ft²
(excluding garage and stables)



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

