



BEECH LAWNS

Mendip Road - Rooksbridge - Axbridge - Somerset



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Mendip Road - Rooksbridge - Axbridge - Somerset - BS26 2UG

Weston-super-Mare 8 miles; approx



Beech Lawns is an impressive period farmhouse, originally dating from the 1800s, which occupies a wonderful private setting surrounded by its own grounds. Having been carefully and extensively refurbished by the current owners throughout their 30-year ownership, the house now combines its original character with a high standard of modern living, creating a warm, elegant and highly individual family home.



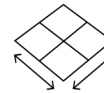
3



6



3



324.2 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 44 High Street, Burnham on Sea, Somerset, TA8 1AX

Tel: 01278 782326 Email: residential.burnham-on-sea@gth.net

INTRODUCTION

A gated entrance opens onto a sweeping gravel driveway, which approaches the house from the front and side before leading to a substantial parking area. The parking is thoughtfully enclosed by attractive mellow brick walls, ensuring it remains discreet from the main gardens. Mature trees, established hedging, neatly maintained lawns and open countryside create a wonderfully secluded backdrop.

DESCRIPTION

On entering the house, the reception hall immediately sets the tone, with original flagstone flooring and a staircase leading to the first floor. The two main reception rooms are both south facing and benefit from excellent natural light and pleasant outlooks over the gardens. The sitting room provides a cosy retreat with its wood-burning stove, whilst the dining room retains an open chimney breast, offering a charming space for entertaining and family occasions.

At the centre of the property is the exceptional 42ft open-plan kitchen and family room, undoubtedly one of the main features of the house. Extending across the entire width of the property, the room combines traditional materials with contemporary practicality, including flagstone flooring, bespoke solid timber cabinetry and a comprehensive range of integrated appliances. These include an Aga, wine cooler and American-style fridge freezer.

French doors lead directly onto a covered and sheltered terrace, creating an ideal transition between the house and gardens and providing a superb area for outdoor dining and entertaining. A separate utility room offers useful additional storage and workspace, with a cloakroom and rear entrance completing the ground floor.



The first floor provides four bedrooms, all enjoying attractive views across the gardens and surrounding countryside. The principal bedroom is particularly impressive, incorporating a sizeable dressing room and luxurious en-suite bathroom. The bathroom features twin wash hand basins, a freestanding bath, separate shower and decorative fireplace, creating a wonderfully indulgent space.

Three further bedrooms are complemented by a family bathroom and additional cloakroom, with the accommodation retaining a pleasing blend of period features and stylish modern finishes.



OUTSIDE

Outside, the approximately 2.4 acres of grounds provide an outstanding setting for the house. The land is predominantly level, private and attractively landscaped, with broad lawns complemented by mature trees, established hedgerows and a variety of ornamental planting.

A superb oak-framed garden room forms a striking focal point within the grounds. With its vaulted design and open outlook across the gardens, it provides an exceptional additional entertaining area that can be enjoyed whatever the weather.

The property will also appeal to equestrian purchasers, with stabling and a level paddock situated to the rear, providing useful facilities for those wishing to keep horses or make the most of the surrounding countryside.

SERVICES & OUTGOINGS

We understand that mains electric, oil, water and private drainage (septic tank) oil central heating are connected to the main property. Cider Cottage - mains electric, water and private drainage (Septic tank) LPG gas bottles.

Council Tax: Somerset Council Band G

SITUATION

Situated in an attractive rural position just outside the Somerset village of Rooks Bridge, Beech Lawns enjoys a peaceful countryside setting whilst remaining conveniently placed for everyday amenities. Rooks Bridge offers a village pub, post office and local store, while excellent transport links are available via the A38 and M5 at Junction 22. Bristol, Taunton and Bristol International Airport are all readily accessible by road.

The area is also particularly well suited to families, with Weare First School, Hugh Sexey's and Kings Academy all within comfortable driving distance.

DIRECTIONS

What3words:///decades.glare.punctured

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE.

For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

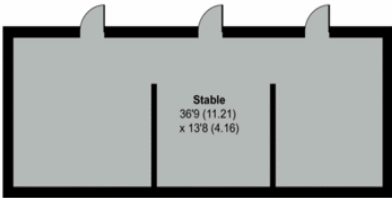
Flooding: The property is in an area at a VERY LOW RISK from River/Sea and VERY LOW RISK Surface Water flooding



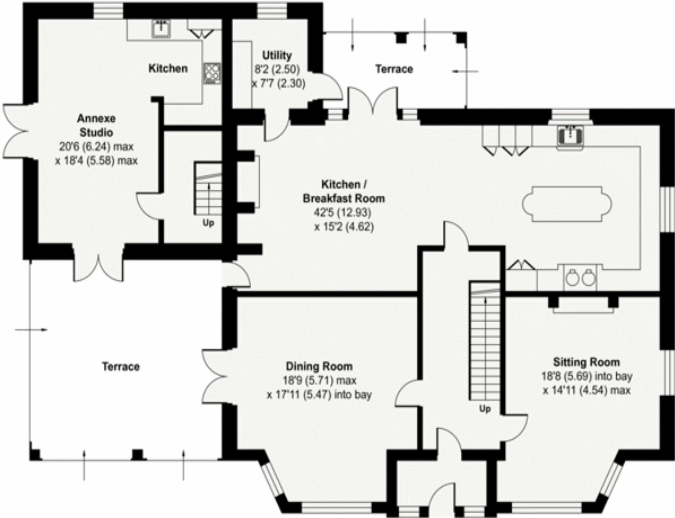


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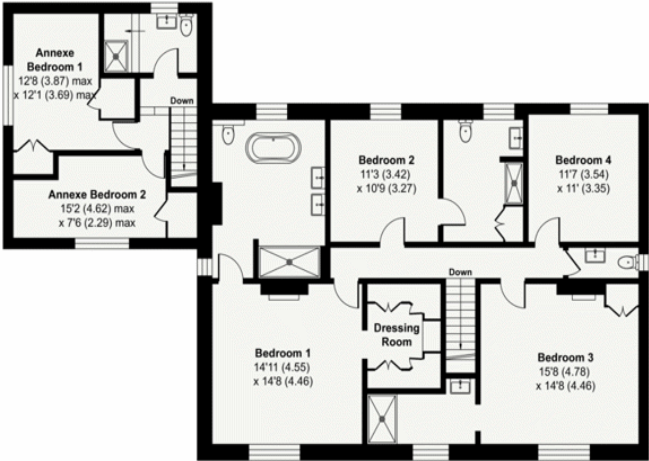
Approximate Area = 2741 sq ft / 254.6 sq m
Annexe = 750 sq ft / 69.6 sq m
Garage = 762 sq ft / 70.7 sq m
Outbuildings = 614 sq ft / 57 sq m
Total = 4867 sq ft / 451.9 sq m
For identification only - Not to scale



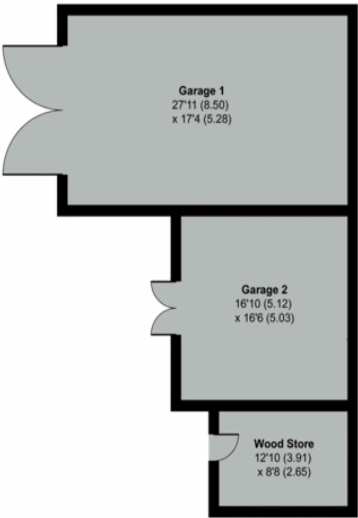
OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



GARAGES /
OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1503272



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

CIDER COTTAGE



CIDER COTTAGE

A particularly valuable addition is the two-storey annexe, positioned to the western side of the main house. Providing two bedrooms and a generous ground floor space, it offers considerable flexibility and could be utilised in a number of ways. The lower level would lend itself well to a home office, studio or additional living accommodation, with the potential to create a self-contained apartment. This could make it ideal for dependent relatives, older children, guests or, subject to the relevant permissions, holiday letting or Airbnb use.



