



THE COURT
Axbridge



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A Grade II Georgian home that gathers town,
countryside and romance under one roof

'The Court' is a fine Grade II listed Georgian house that has quietly held its place at the heart of historic Axbridge for centuries. Its graceful façade stands peacefully behind high stone walls on St Mary's Street, where, passing beneath the old stone archway, the hum of the town falls away. Within moments, you step into a sun-warmed paved courtyard of your own - the house rising ahead with tall sash windows, shutters, and high, gracious ceilings.

Behind the front door, a flagstone hall runs the full length of the building, sunlight spilling in from both ends and glancing across oak bannisters, ceiling roses and time softened fireplaces. Every step seems to carry the memory of arrivals, departures, and long, well-lived days within these walls.



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Life here moves to a gentler rhythm. Mornings begin with light pouring through the paned windows of the drawing room - the town just beyond the glass, yet the house itself wrapped in deep, private calm. The kitchen glows warmly, walnut and granite tops and the familiar comfort of the range, while the snug, the media room, the cool vaulted cellar and the cinema room offer spaces made for music, film, quiet conversation, or a glass of wine shared by firelight.

Upstairs, bedrooms unfold along the landing, each with its own aspect and character - places to draw back from the day as the wind moves around the town outside and the house gathers everyone in.

And then, beyond the back door, the story widens into something larger still. The land sweeps gently away into a south-facing lawn edged with fig, walnut and pear, the view opening to fields, the reservoir, and the distant line of Glastonbury Tor. The pool house, with its wall of windows, hot tub and bar, shimmers between indoors and out - a place of warmth, laughter, and light - while terraces, kitchen garden, summerhouse and quiet corners in the sun seem made for every mood, from wedding parties and summer fetes to still, early-morning coffee.

To live here is to stand at the heart of a medieval town, yet be held apart from it - in a house that remembers every season it has seen, and offers, to those fortunate enough to call it home, a way of life that is as rooted in history as it is quietly, irresistibly romantic.





A Georgian house of perfect symmetry and calm

Beyond the stone arch on St Mary's Street, the town falls suddenly quiet and the cobbles lead you beneath the old gateway into a private, tree-ringed courtyard, the house rising ahead in perfect Georgian symmetry. Arrival feels more like drawing into a small country estate than a town house, with the soft grey façade, tall sash windows and fan-lit front door framed by clipped yew, lawns and mature trees. A broad sweep of block-paved driveway provides plentiful parking and an easy turning circle for several cars, while the discreet double garage and electric gates at the arch underline the sense of security and seclusion. It is a space for guests to arrive in comfort, for children to play safely within the walls, and for you to pause beneath the branches, look back at the house, calm, composed and entirely your own, before you cross the courtyard and step inside.



From flagstone hall to fireside films - everyday life, beautifully organised

The front door opens into a long, flagstone reception hall that runs the full depth of the house, light falling in from the fan-lit door behind you and the tall window at the far end. High ceilings, soft wall colours and crisp cornicing are lifted by the sparkle of crystal chandeliers, while the original wide stone slabs underfoot and the elegant staircase rising beneath a shallow arch give the space a calm, quietly formal grandeur. Doors open on either side to the principal rooms, but the hall itself feels like the spine of the house, a place where guests are greeted, coats are shrugged off, and you catch first glimpses through to firelight, garden and sky beyond.







A classic cook's kitchen with garden views and a window seat for coffee

The kitchen lies at the heart of the ground floor, a beautifully detailed room where classic cabinetry and a substantial central island are set against cool flagstone flooring and high ceilings. Hand-painted units with glazed display cupboards, carved corbels and deep corning frame the range cooker and integrated appliances, while the broad marble-topped island offers generous preparation space and a natural place for family and friends to gather with a glass in hand. At the far end, a wide sash window looks out over the gardens and holds a built-in window seat and breakfast area, so mornings begin here with sunlight on the worktops, coffee on the table and the first views of the lawn beyond.





A garden snug for every day use

Set just off the kitchen, the breakfast room is an easygoing everyday living space, with French doors opening straight onto the south-facing lawn so the garden feels like an extension of the room. Soft wall colours, timber flooring and full-height curtains keep it relaxed and welcoming, equally suited to morning coffee with the doors thrown open or quiet evenings curled up with a film while the last light fades outside.



Close the door, dim the lights, and let the film begin

Tucked away from the main flow of the house, the cinema room feels like a private screening suite, wrapped in deep blue walls and soft, dimmable lighting that set the mood the moment the door closes. A full-width screen spans one wall, facing rows of generous, reclining seats so everyone has the best view in the house, whether it is a family film, a live match or a box-set marathon. Original architectural details, the marble fireplace, the high ceiling and ornate cornice line, give the room a quietly grown-up glamour, while heavy curtains and thick carpet keep sound and light perfectly contained, turning every evening here into an occasion.





A practical second reception hall

Beyond the main hall, a generous second reception hallway links the kitchen side of the house with the courtyard and garden, creating a wonderfully practical everyday entrance. Original flagstones run underfoot and light spills in through the semi-circular fanlight above the external door, while soft wall colours, wall lights and a central chandelier make this as elegant as it is useful - the place where boots are pulled off, coats and school bags land, and guests arrive directly at the social heart of the home.

The Study

The study is filled with bespoke timber cabinetry and plenty of built-in storage, creating a quietly impressive workspace that feels entirely in keeping with the period house. A large sash window looks out to St Mary's Street, bringing in natural light and a gentle sense of the town beyond, while the generous desk run and shelving make this an ideal base for home working, reading or private study long into the evening.

Cloakroom & Utility

Off the secondary hall, a well-placed cloakroom and guest WC sit alongside a large utility room, ensuring the practicalities of family life are neatly contained. With space for laundry appliances, extra storage and coats, boots and muddy paws, these rooms keep the main living spaces calm and ordered, supporting everything from everyday routines to large-scale entertaining with ease.





Cathedral-high beams, hotel-quiet calm: wellness woven into home life

Set slightly apart from the main house yet very much part of its world, the pool house is conceived as a private spa - the kind you normally only find in discreet country hotels. A run of glass and honey-toned timber opens wide to the terrace and lawns, so light pours in from every side and the gardens feel connected, while the vaulted ceiling and exposed beams give the whole space a tranquil, almost cathedral-like volume. At its centre, a shimmering 10m heated pool stretches out beneath roof lights and reflections of the sky, surrounded by broad stone paving with plenty of room for loungers, candles and oversized planters, ready for slow morning lengths or late-evening swims by soft, underwater light.





At one end, the bar and lounge area becomes the natural gathering place, with sleek counters, café-style tables and doors that slide back to the sun terrace, blurring the line between pool party and garden party in an instant. There is generous space here for a gym too, with equipment positioned to face the water and the gardens beyond, so a workout feels more like a wellness ritual than a routine. Just beyond, the hot tub area invites you to sink into warm, bubbling water and watch the last light fade over the lawn, wrapped in quiet and steam whatever the season.

Behind the scenes, two stylish shower rooms with WCs mean family and guests can move from pool to terrace to bar without ever trailing through the main house, while a dedicated plant room keeps the serious technology of the complex neatly out of sight. Taken together, the pool house feels less like an amenity and more like a daily escape, a self-contained sanctuary for swims before breakfast, languid summer gatherings and winter evenings when the air outside is cold, but everything here glows with warmth and water and light.

An elegant first-floor world of chandeliers, window seats and whispered goodnights

On the first floor the main landing, with its arched sash window and chandelier, gives a graceful centre to the level, from which the principal suite and family bedrooms open off. Alongside the principal bedroom, its dressing room and en-suite, there are two further generous double bedrooms, one to the front with views over the courtyard and town roofs, the other to the rear looking out across the gardens and countryside, each served by its own stylish en-suite bath or shower room. Between them, a large games or media room forms a shared den and homework space, so this whole floor can work as a luxurious family level, with parents in the principal suite and children or guests enjoying their own interconnected rooms and retreat.





The principal bedroom occupies a grand first-floor position at the front of the house, its tall sash window drawing in soft light and framing the trees outside. Deep wall tones, crystal chandelier and an elegant fireplace give the room a quietly opulent, almost boudoir-like atmosphere, balanced by the simplicity of wide, original floorboards and high, plain ceilings. There is generous space here for a full suite of furniture as well as a seating area, so it feels as much private sitting room as bedroom, a place to withdraw to at the end of the day and close the door on the rest of the house.



Opening through from the bedroom, the dressing room is filled with beautifully made cabinetry by a local craftsman combining tall wardrobes and chests of drawers with open display and a window seat beneath another sash window. It has the feel of an elegant salon, with its chandelier, fireplace and polished floor, somewhere to dress unhurriedly before an evening out or to enjoy a quiet morning with the papers while the town wakes below.

Beyond, the en-suite bathroom continues the sense of indulgence: a freestanding claw-foot bath is set to face the window, with views to the trees, while a large walk-in shower with mosaic tiling offers a more invigorating start to the day. Warm timber flooring, soft neutral walls and classic sanitary-ware are lifted by the sparkle of a statement light fitting and the gleam of vintage-style furniture, so the whole suite feels cohesive, a self-contained, subtly glamorous retreat within the larger house.







A peaceful self-contained storey, private and elevated

On the top floor, a further trio of double bedrooms and a family bathroom complete the accommodation, giving the house real depth for guests, older children or live-in help. One bedroom looks out over the walled gardens and fields beyond, another towards the rooftops of Axbridge and the hills, and all enjoy the lovely feeling of being tucked up under the eaves with quiet, elevated views. The landing here is wide enough to create a small reading or study area beneath the dormer window, and the bathroom combines bath and shower, making this level feel like a self-contained retreat within the house - private, peaceful and slightly removed from the bustle below.





Lawns for fêtes and weddings, corners of quiet for dawn coffee and church bells

The gardens and grounds at The Court feel like a private world, held safely within old stone walls yet always open to sky and view. A broad courtyard sits at the front of the house, framed by clipped yew, lawns and the Georgian façade, with ample parking and rear access leading to further parking and the garage, so guests can arrive with ease and daily life runs smoothly behind the scenes.

Beyond the back door, the house opens onto a stone terrace that runs along the rear elevation, a natural place for long tables, barbecues and chairs turned towards the sun, with steps dropping to the great sweep of south-facing lawn below. Here the garden feels almost like a small park, the grass running down between deep planting to the far boundary, where the view lifts over fields and trees towards Cheddar Reservoir and, on clear days, the distant outline of Glastonbury Tor, while the sound of the church bells carries gently across from the town.





Tucked away beyond the main lawn is one of the garden's most atmospheric spaces: a long, formal pond garden enclosed by old stone and brick walls, with a central reflective pool, simple stone edging and a rocky grotto and waterfall at its head. The water is bordered by climbers and shrubs that soften the masonry, and by narrow paths where you can walk the length of the pool, pause on a bench or simply watch the play of light on the surface and the fish moving beneath. It feels almost like a secret garden - cool, sheltered and slightly separate from the rest of the grounds.

Beyond the main lawns and pond garden, a further walled enclosure lies quietly to one side, a secret space sheltered by mellow stone and brick, it feels ready to become its own destination within the grounds: perhaps a contemporary garden room or studio tucked amongst planting, a tranquil home office away from the house, or a lantern-lit outdoor dining pavilion. It is the kind of space that invites imagination, offering the next owners a ready-made canvas for whatever chapter they want to add to The Court's gardens.

Within the wider walls, different corners of the garden hold their own character: a productive kitchen garden with beds, greenhouse and compost bays; a dedicated archery area laid out along one side of the grounds; and quieter spots for a bench under a tree or a chair in the evening sun. Together with the pool-house terrace, the courtyard and the generous lawns, these spaces allow the outside to work as an extension of the house itself, somewhere for fêtes and wedding marquees, children's games and long summer evenings, yet also for solitary early-morning coffee while the town beyond the walls slowly wakes.








Honeyed stone, church bells and Cheddar Gorge on the horizon

Axbridge is one of those rare English towns that seems to contain an entire history within its small, beautifully preserved streets. Nestled beneath the Mendip Hills and overlooking the great sweep of the Somerset Levels, it has the feel of a medieval settlement that has simply carried on living, adapting and gathering stories rather than ever losing itself to time. Around the market square and along the narrow streets, honeyed stone, red tile and white render sit close together, with old inns, cottages and town houses creating that deeply English sense of place that feels both intimate and enduring. At night, when the streets quieten and the windows begin to glow, Axbridge takes on a particularly romantic stillness, the kind of scene that reminds you how much life can be held within a few old lanes and a church tower.





At the heart of the town stands St John the Baptist Church, its tower rising as the great landmark around which the town's centuries have turned. Nearby, the legacy of the Fry family adds another layer to Axbridge's story, with local heritage and philanthropy woven into the fabric of the place, giving the town an uncommon richness beyond its scale. There is also a long and curious local history of hunting and country life, with the landscape around Axbridge once tied closely to the rhythms of field, farm and estate, and that sense of rural tradition still lingers in the character of the town today.

Yet Axbridge is far from museum-like. It is alive with proper pubs, local gatherings, independent businesses and the easy familiarity of a place where people still know one another. From the square to the lanes, there is a pleasing rhythm to daily life here, while just beyond the edge of town lies one of Somerset's most dramatic landscapes: Cheddar Gorge. With its limestone cliffs, winding roads and monumental sense of scale, it offers a striking contrast to the town's human intimacy, and reminds you how privileged this corner of Somerset is, where historic town, open countryside and one of the county's great natural landmarks sit within moments of one another.

Despite its sense of seclusion, Axbridge is remarkably well connected. The fashionable destinations of Bath, Frome and Longleat are all within an hour's drive, placing culture, dining and leisure firmly within easy reach. For those needing to travel further afield, mainline rail services can be accessed within approximately 25 minutes at Highbridge & Burnham, Yatton, and Weston-super-Mare or Worle, the latter offering direct services to London in around two hours, making Axbridge as practical as it is picturesque.





A note from the owners

“When we first saw The Court, it was the gardens and the sense of seclusion that drew us in - that sweep of lawn within old stone walls, yet with Axbridge, Cheddar, Winscombe and excellent schools all so close, and easy links to the M5, Bristol, Bath and beyond. Over time it has become the backdrop to our everyday life: dog walks around the reservoir and up onto the Mendips or along the Strawberry Line, then rosé in the garden, or beer and cocktails in the bar with the pool doors wide open on summer evenings. In winter we light the real fire (with a gas feed ready, if anyone ever prefers it), and the house feels wonderfully snug, but in summer we live with the doors open to the terrace, the pool house and the lawns, with the comfort of knowing the boundaries are all secure.”

The kitchen is our true hub, with views over the garden and bird baths just outside the window; breakfasts and lunches are often spent watching the birds, the ducks that return each year to nest and, occasionally, hedgehogs pottering through the little gaps we’ve made in the walls for them. We took the house right back when we arrived, new plumbing and electrics, fireplaces uncovered and restored, replica grates added where needed, new kitchens and bathrooms and redecorating throughout, and over the years we’ve reshaped the grounds, adding the indoor pool, bar and leisure areas and adapting rooms as our family has grown.”

Some of our favourite memories here are of gatherings: New Year’s Eve with the church bells and fireworks in the square before we retreat behind the gates; church fêtes and full weddings held on the lawn; children’s parties with inflatable slides, games and barbecues; and a Moroccan tent with live entertainment for our tenth wedding anniversary. As the boys have grown, the garden, play park just beyond the back gate, local football on the Furlong, the pool and then the cinema room have all had their moment, and the layout has allowed each of them to carve out their own space on the middle and top floors.”

What we will miss just as much is the community around us. Axbridge has a rare, close-knit feel, with monthly farmers’ markets, live music and shows in the Town Hall and pubs, fun days, carnival and fairs in the square, fitness and dance classes, and the wonderfully eccentric Progressive Supper where everyone dresses up and moves from house to house for each course. The ten-yearly Axbridge Pageant, Christmas in the Square with Santa for the children, and the carnival days sum up that spirit perfectly, it’s no surprise film crews have started using the town as a backdrop. For us, the magic has been in the balance: the heritage of the house and town, the countryside and famous places like Cheddar Gorge and Wells all around, the luxury of starting the day with a swim, and the choice to be either right at the heart of the community or completely tucked away in our own haven at The Court.”

H&H



The Court, St.Marys Street, Axbridge, Somerset BS26 2BN
Approx. Gross Internal Floor Area 8034 sq. ft / 746.5 sq. m (Including Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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FINER DETAILS

- Fine Grade II listed Georgian residence discreetly set behind historic stone walls in the heart of Axbridge
- Approx. 8,034 sq ft of accommodation (including cellar and pool house) arranged over three floors plus basement
- Elegant reception hall, full-depth drawing room, kitchen/breakfast room, breakfast/garden room, study and second reception hall
- Dedicated cinema room, versatile games/media room and three-room tanked cellar ideal for wine, hobbies or gym
- Six double bedrooms in total, including a luxurious principal suite with dressing room and large en-suite bathroom
- Further bedroom suites and top-floor doubles providing excellent family, guest or multi-generational living
- Exceptional leisure wing with 10m indoor heated pool, bar/lounge area, gym space, hot tub and changing/shower rooms
- About 1.15 acres of mature, walled, south-facing gardens with broad lawns, stone terrace, kitchen garden and archery area
- Gated cobbled archway entrance to large courtyard with ample parking, additional rear access and double garage
- Superb position for Cheddar Gorge, the Mendip Hills, Bristol and the M5, with excellent local schools including Sidcot nearby
- Within an hour of Bath, Frome and Longleat for culture, dining and leisure
- Excellent connectivity with rail links from Highbridge & Burnham, Yatton, Weston-super-Mare and Worle (London approx. 2 hours)





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Architectural Overview

Built in the late eighteenth century and Grade II listed, The Court is an exceptionally elegant Georgian town house set discreetly behind high stone walls on St Mary's Street, at the historic heart of Axbridge. Its rendered, symmetrical façade, tall sash windows and semi-circular central window on the first floor give the house its unmistakable classical composure, while an original fan-lit doorway and wrought and cast-iron gates underline its period pedigree.

Inside, a full-depth reception hall with flagstone floor and sweeping staircase sets the tone, with high ceilings, paned sash windows with working shutters, ornate corncicing, ceiling roses and fine fireplaces continuing throughout. In 2008, a striking contemporary pool and leisure suite was added in the grounds, its wall of glass framing views over the gardens and countryside beyond while remaining in harmony with the main house.

Meticulous restoration and upgrading by the present owners have brought the property gently into the twenty-first century, marrying modern comfort and infrastructure with the character and atmosphere of a much-loved historic home

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