



Miri Lodge, Chestnut Avenue

Axbridge

Set within a generous plot in the heart of Axbridge, Miri Lodge is a substantial and versatile family home offering far-reaching views towards the Mendip Hills and Cheddar Reservoir. With a private swimming pool, extensive gardens, and outbuildings including a garage, studio and summer house, this is a rare opportunity to acquire a home of real scale and character within walking distance of the historic market town centre.

Council Tax band: F

Tenure: Freehold

EPC: TBC

All Mains Services

- 3,544 sq ft of accommodation and outbuildings
- Four bedrooms and a versatile ground floor layout
- Impressive first floor lounge diner with Jet master fireplace and views to the Mendip Hills
- Multi-purpose entrance hall suitable as a study, playroom or reception space
- Ground floor sitting room with bay window and open fireplace
- Kitchen/diner with solid fuel Rayburn and adjacent pantry and utility room
- Private outdoor swimming pool with dedicated pump and changing room
- Detached garage and separate studio/home office
- Extensive lawned gardens
- Central Axbridge location within a substantial private plot







Miri Lodge greets you with a wonderfully generous entrance hall. The space is well suited to being a study corner or a play room, and it sets the tone for a property built around flexible, family-friendly living.

To the left of the hall is a reception room, currently arranged as a study but equally suited to use as a sitting room. A bay window floods the space with light, while an open fireplace gives it a genuine sense of warmth and character.

The kitchen is well equipped for everyday family life, its tiled floor and solid fuel Rayburn lending real warmth to the room, ably supported by a freestanding oven for everyday cooking. There's plenty of space for a breakfast or dining table, and keen cooks will appreciate the ample run of wall and base units, along with a separate pantry for additional storage. A utility room with a butler sink sits alongside, and a shower room leads off the kitchen with easy access from the garden, ideal for muddy dogs or children coming in straight from the pool.

A staircase from the entrance hall rises to the first floor landing, while a second staircase leads directly from the kitchen up into the lounge diner, connecting the two principal living spaces of the house. The lounge/diner is stunning room that forms the focal point of the entire house. Enjoying views out over the Mendip Hills as well as a further outlook, through French doors, onto the patio and swimming pool beyond, this is a wonderfully sociable space. Its Jetmaster fireplace and beautiful proportions make it just as suited to entertaining as it is to quiet family evenings.



The principal bedroom sits at the end of the first floor hall, its lovely views and built in wardrobes making it a peaceful retreat, while the ensuite offers a bath, heated towel radiator, separate radiator and vanity unit. The family bathroom, also fitted with a practical vanity unit, serves the remaining three double bedrooms, the smallest overlooking the gardens, and the other two, both with built in wardrobes, enjoying dual aspect and countryside views respectively.

Outside, Miri Lodge really comes into its own. A patio and seating area make the most of views out towards Cheddar Reservoir, while the lawned gardens wrap around the property. A brick built, open fronted summer house with power and lighting provides a lovely spot for outdoor entertaining, while the swimming pool itself is served by its own pump room, tucked behind the detached garage, along with a separate pool/changing room. To the rear, the gardens continue with further planted space, vegetable plots, and a separate studio, a versatile space that would suit a home office or a den for teenagers wanting space of their own. Pear, apple and fig trees complete the productive planting. A passageway leads back round to the front of the property, where three separate storage areas provide practical space for coal, garden tools and logs.





Axbridge is one of Somerset's most sought-after small towns, its ancient market square and timber-framed buildings sitting at the foot of the Mendip Hills. Miri Lodge occupies a genuinely central position within the town, yet enjoys the sense of space and privacy more usually associated with a rural setting, thanks to its substantial plot and far-reaching views. The town has a strong community feel, with a monthly farmers' market, a good range of independent shops and pubs, and superb walking straight from the doorstep, with the Mendip Hills and Cheddar Gorge among the standout attractions.

For those needing to travel further afield, Bristol lies around 18 miles to the north, comfortably reached by car in under 30 minutes, with Bristol Airport a similarly short drive away. The nearest railway station is at Yatton, around 9 miles distant, with regular services to Bristol Temple Meads and direct trains through to London Paddington, while local bus routes link Axbridge with Weston-super-Mare and beyond. Families are well served for schooling too, with Axbridge Church of England First School in the town itself feeding through to Kings of Wessex Academy in nearby Cheddar, making Miri Lodge a genuinely practical choice as well as a beautiful one.





Miri Lodge, Chestnut Avenue, Axbridge, BS26 2BS

Approximate Gross Internal Area (excluding outbuildings and passageway) 272.2 sq m / 2930 sq ft

Approximate Gross Outbuildings Area (excluding Main House and passageway) 37.1 sq m / 399 sq ft

Total Area 329.2 sq m / 3544 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.