



Waycroft  
Templars Way, Shipham BS25 1RB

debbie fortune





# Waycroft Templars Way Shipham BS25 1RB

An impressive detached family home, of some 2,600 sq. ft. occupying a commanding edge of village position with spectacular panoramic countryside and coastal views.

- Detached family home
- Bespoke modern extension
- Four/five bedrooms
- Exceptional living space
- Stunning panoramic views
- Integrated garage
- Generous gardens
- In the region of 2,600 sq ft



Price £699,950

## DESCRIPTION

Waycroft sits elevated above the popular North Somerset village of Shipham and offers some of the most breathtaking views we have seen that span as far as the Welsh landmark of the Brecon Beacons (on a clear day), Cardiff Docks and even as far as Minehead to the West.

This much improved and extended property offers superb versatility for family life and excellent privacy. The accommodation comprises an impressive galleried entrance hallway with stairs rising up to the elevated ground floor level that also provides access to a superb integrated garage. On the ground floor you will find a generous dual aspect living room which overlooks the front garden and superb views and also features a smart woodburning stove and door out to a private paved terrace. A further snug/TV room/ bedroom 5 currently provides a second reception space for children or indeed could be utilised as a younger child's play room. The kitchen is modern and striking in its appearance with its vaulted ceiling and exposed beams but by far the most impressive room on the ground floor is the epic family/living/dining room which again displays a wonderful vaulted ceiling and offers a real sense of space with windows to three aspects and French doors linking a further terrace to the garden. Completing the ground floor accommodation is two generous double bedrooms including a master bedroom with en-suite and fitted wardrobes and a contemporary family bathroom with modern claw foot bath.

On the second floor you are greeted by a large open landing which provides an excellent space for a home office with several fitted cupboards and wardrobes nearby. A further two double bedrooms flanked either side of the landing area offers some of the widest reaching views that the house enjoys. The two bedrooms share the use of a second family bathroom, complete with shower.

Externally the property is graced by mature gardens to all four sides, with a large enclosed area of lawn to the front of the property which also provides a generous parking area suitable for several vehicles. To the side of the house and the front garden is a sheltered secret garden, which is the ideal space for growing home produce, and a greenhouse. To the rear of the house connected to the front lawn by a fabulous sun terrace is a further large lawn bounded by stone walling and trellis fencing with well stocked shrub and flower borders and feature trees. At the top of the garden is a paved seating area with timber arbour over. A further lawned area lies to the side with timber garden shed. The views from the gardens are simply beautiful and the privacy and tranquillity a rare commodity.

## DIRECTIONS

Travelling into Shipham from the Rowberrow direction, proceed into The Square and on past Hansfords and The Penscot. Continue straight on up Cuck Hill. Templars Way can be found on your left hand side, and Waycroft can be found a little way up on your right hand side

## SITUATION

Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond. Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities are available, including butcher/stores, garage, public house, and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School ([www.kowessex.co.uk](http://www.kowessex.co.uk)) is nearby and for sports and recreational amenities, Churchill Academy is a short drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lutsgate and access to the mainline railway station at Yatton.

**Our vendor says ...** We bought Waycroft for the wonderful setting, ever-changing views and unusual layout. We are particularly fond of the rear room with its feature window. This house is child and dog friendly, and perfect. We are only moving for a job relocation and will be sorry to leave.

**We have noticed ...** Waycroft is clearly a very well maintained and presented family home, but it is only when you explore inside that you fully appreciate the superb proportions and exceptional living space that the property has to offer. To the rear and the side of the original house lies what can best be described as a magnificent entertaining/family room with a glorious triple access and vaulted ceiling. This versatile room is a real statement to the property and quite unexpected. An internal viewing is the only way you will fully appreciate all that this fabulous home has to offer.

## PROPERTY DETAILS

Glazed door and sidescreens to:

### ENTRANCE HALL

Radiator, tiled floor, service door to garage.

Stairs up to:

### RECEPTION HALL

Radiator, cloaks cupboard.

### INNER HALLWAY

Shelved airing cupboard housing 'Megaflow' pressurised water heater.

### SITTING ROOM

20' 0" x 13' 8" (6.1m x 4.17m)

Dual aspect with windows to the front and side overlooking the garden and the wonderful views beyond, door to the paved terrace, fireplace incorporating a wood burning stove with timber mantel, two radiators, TV point.

### SNUG/BEDROOM FIVE

12' 1" x 12' 0" (3.68m x 3.66m)

Window to the front, again with views, radiator, TV and telephone points.

### KITCHEN/BREAKFAST ROOM

17' 3" x 11' 4" (5.26m x 3.45m)

Fitted with an extensive range of contemporary wall and floor units with 'Corian' work surfaces and tiled surrounds, one and a half bowl stainless steel sink unit, range of 'Bosch' integrated appliances; two single ovens, microwave, warming drawer, five-ring gas hob with extractor canopy over, dishwasher, fridge/freezer, window to rear, beamed vaulted ceiling, Velux roof light, tiled floor, under floor heating, under unit lighting and plinth lights, TV and telephone points.

### SIDE HALLWAY

Radiator, telephone point, door to the side entrance porch and access to the terrace.

### DINING ROOM/GARDEN ROOM

20' 0" x 18' 2" (6.1m x 5.54m)

Vaulted ceiling with exposed beams, two windows to the rear, full height window with glazed panels and French doors leading to the terrace, tiled floor with under floor heating, wall lights, TV point.



### BEDROOM ONE

13' 7" x 12' 1" (4.14m x 3.68m)

Window to the rear, two high level windows to the side, built in wardrobes to one wall, radiator.

### EN SUITE

White suite comprising WC., pedestal wash hand basin with circular mirror with light over, shower cubicle housing 'Bristan' shower, shaver point, extractor fan, obscure glazed window to the rear, fully tiled walls and floor.

### BEDROOM TWO

15' 6" x 12' 1" (4.72m x 3.68m)

Window to the front, radiator, two small windows to the side, built in wardrobes to one wall, TV point.

### FAMILY BATHROOM

Contemporary white suite comprising WC, bidet, wash hand basin with mirror with light over, freestanding roll top bath with shower over, extractor fan, radiator, tiled walls and floor.

Stairs from reception hall to:

### GALLERIED LANDING

With office space, built in shelf/desk, telephone point, two Velux windows. Walk in wardrobe.

### BEDROOM THREE

14' 8" x 10' 4" (4.47m x 3.15m)

Two windows to the side and Velux roof light, radiator, large walk in eaves storage/wardrobe with light, further eaves storage.

### BEDROOM FOUR

14' 8" x 12' 4" (4.47m x 3.76m)

Two windows to the side and Velux roof light, radiator, eaves storage.

### SHOWER ROOM

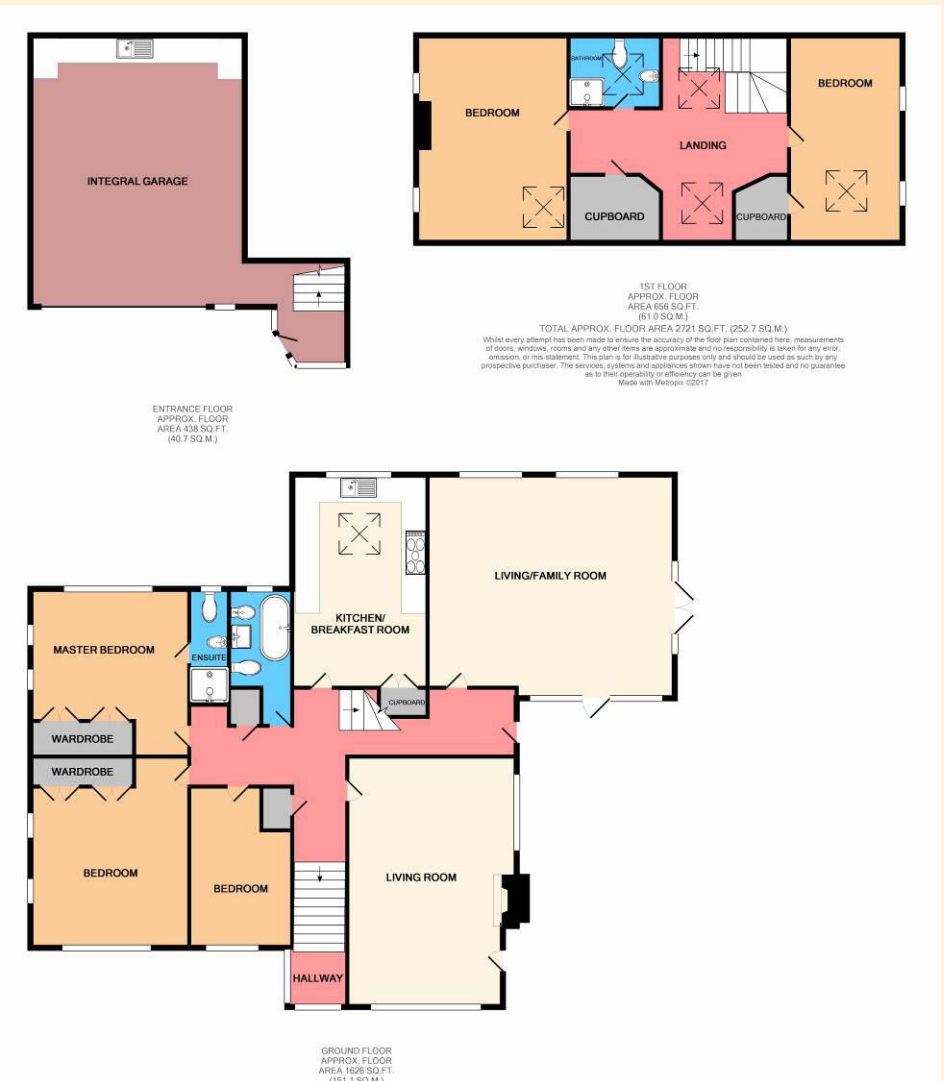
White suite comprising built in wash hand basin with cupboards below and work surface, WC, fully tiled shower cubicle housing 'Mira' shower, Velux roof light, extractor fan, mirror with light, shaver point, tiled walls.

### OUTSIDE

The property is approached through timber gates leading to a large tarmac driveway. There is outside lighting, electricity and water tap.

The gardens are laid mainly to lawn with mature shrub and flower borders and several feature trees including a Weeping Silver Birch. Steps lead up to a paved seating area and then to the paved terrace, from here the views are simply stunning. The terrace leads around to the side entrance. An archway through the beech hedging leads to the garden 'utility' area, laid to gravel with a small greenhouse and compost bin.

## Floor Plan



debbie fortune ESTATE AGENTS

The Clock House, High Street, Wrington,  
North Somerset BS40 5QA

Tel 01934 862370 [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)





To the rear, the gardens are again laid mainly to lawn, bounded by stone walling and trellis fencing with well stocked shrub and flower borders and feature trees. At the top of the garden is a paved seating area with timber arbour over. A further lawned area lies to the side with timber garden shed.

#### INTEGRAL GARAGE

21' 11" x 17' 4" (6.68m x 5.28m)

With up/over door, light and power. To the rear of the garage is a useful utility area with wall and floor cabinets, worktops, stainless steel sink, plumbing for washing machine, space for tumble dryer and freezer, 'Profile' gas central heating boiler.

**EPC rating D**





