



Oakridge Farm and Coach House, Oakridge Lane, Sidcot, North Somerset, BS25 1LZ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£1,500,000

David Plaister Ltd are delighted to present to the market a rare and unique opportunity to acquire a substantial hillside residence with circa 9.77 Acres of agricultural pasture land on the outskirts of the village of Sidcot. The freehold property comprises a charming three bedroom main dwelling, a detached one bedroom annexe ideal for an additional income or extended family, a detached workshop and yard area with superb potential, and a summer house. As you approach the property from Oakridge Lane, you are greeted by a set of timber gates and recently constructed stone walling. A gravel driveway leads to The Old Coach House, and main residence. A second driveway further along the land with stone walling and metal gates leads you to the land and workshop. The property is positioned on a tremendous plot with surrounding gardens and grounds, offering spectacular views across the Mendip Hills and coastline beyond with mature sloping lawns, patio areas, mature shrubs, trees and hedging offering a remarkable secluded garden setting. Boasting an idyllic position in a semi-rural location, the property's positioning is beneficial for those looking to relax in a village setting still within reach of the surrounding bustling towns and villages as well as Bristol City Centre for the commuter. Sidcot is a sought-after village in North Somerset on the Western edge of the Mendip Hills, within easy reach of Winscombe, Axbridge and Cheddar, 7 miles South East of Weston-super-Mare, 7 miles from Bristol Airport and 14 miles South West of Bristol. The property itself is situated within very close proximity to the prestigious Sidcot School (<https://www.sidcot.org.uk/>) which is within walking distance. EPC Rating D56 & D65, Council Tax Bands F & A.

- A substantial three bedroom hillside residence with a one bedroom detached annexe
- A tremendous plot with surrounding gardens and grounds, offering spectacular views across the Mendip Hills and coastline beyond
- With circa 9.77 Acres of agricultural pasture land
- The annexe is ideal for additional income opportunities or extended family accommodation
- Well positioned within an AONB, within reach of the sought-after village of Sidcot, within walking distance of the prestigious Sidcot School
- A detached workshop and yard area, with superb potential





Accommodation

Entrance

On approach to the property there are concrete steps rising up to a UPVC double glazed entrance door into hallway.

Entrance Hallway

An inviting entrance area with doors to principal rooms, radiator, under stairs storage area, ceiling spotlights.

Shower Room

Tiled flooring, low level W/C, wash hand basin and pedestal, enclosed main feds shower, useful storage cupboard housing space and plumbing for appliances and fitted shelving, heated towel rail, extraction fan, ceiling spotlights, UPVC double glazed window.

Living Room

A charming main living area with decorative fireplace, dual aspect with two UPVC double glazed fixed windows and patio doors onto garden, radiator, dado rail, wall and ceiling lights.

Sitting / Dining Room

A fantastic sociable area with a UPVC double glazed window offering spectacular views, patio doors onto garden, exposed timber beam features and timber mantle, tiled flooring, fitted storage cupboard and shelving, radiator, opening to kitchen, ceiling spotlights.

Kitchen / Breakfast Room

Tiled flooring throughout, a range of wall and floor units with worktops and tiled splashbacks over, four-oven gas fired 'Aga', two-ring electric hob, inset sink and drainer, integrated dishwasher, fridge and freezer, light and bright space with dual aspect UPVC double glazed windows, UPVC stable door to patio area, ceiling spotlights.

Stairs with Timber Balustrade Rising from the Entrance Hallway to the First Floor Landing

First Floor Landing

Doors to first floor rooms, timber balustrade, sloping ceiling, UPVC double glazed window on the half landing, fitted shelving and ceiling light.

Master Bedroom

An impressive master suite with a sitting / study area, UPVC double glazed window and 'Velux' window, part sloping ceiling, radiator, door to en-suite bathroom, ceiling light.

En-suite

Wood effect vinyl flooring, panelled bath, low level W/C, bidet, wash hand basin over vanity unit, UPVC double glazed window, heated towel rail ceiling spotlights, door to bedroom.

Bedroom Two

A good sized bedroom with the UPVC double glazed window offering pleasant outlooks, part sloping ceiling, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling light.



Outside

Driveway

As you approach the property from Oakridge Lane, you are greeted by a set of timber gates and recently constructed stone walling. A gravel driveway leads to The Old Coach House, and main residence. A second driveway further along the land with stone walling and metal gates leads you to the land and workshop.

Gardens and Grounds

Mature sloping lawns, patio areas, mature shrubs, trees and hedging offering a spectacular secluded garden setting.

The Coach House

A detached, stone property ideal for an additional income or extended family.

Conservatory

A timber framed, single glazed conservatory with polycarbonate, translucent roof panels, tiled flooring, radiator, wall light, door to kitchen / living area.

Kitchen / Living Room

Tiled flooring, a range of wall and floor units, sink and drainer, space for cooker and appliances, breakfast bar feature, part sloping ceilings with two 'Velux' timber framed double glazed windows, ceiling spotlights, radiator, wall mounted gas fired boiler.

Bedroom

A timber framed 'Velux' double glazed skylight window, radiator, ceiling spotlights, radiator, door to en-suite bathroom.

En-suite Bathroom

Tiled flooring, low level W/C, wash hand basin, panelled bath with shower attachment and glass screen over, tiled walls, heated towel rail, extraction fan, wall lights and ceiling spotlights, timber framed double glazed skylight window.

Summer House

Timber doors for access, part stone / part timber construction, covered veranda, timber decked area, water and electric supply.

Workshop

A timber structure with power supply and lighting.

Land

A superb block of agricultural pasture land with various access gateways, enclosed by mature mixed hedging. Circa 9.77 Acres.

Private Drainage System

Please note the property is served by a septic tank.

Tenure

Freehold.

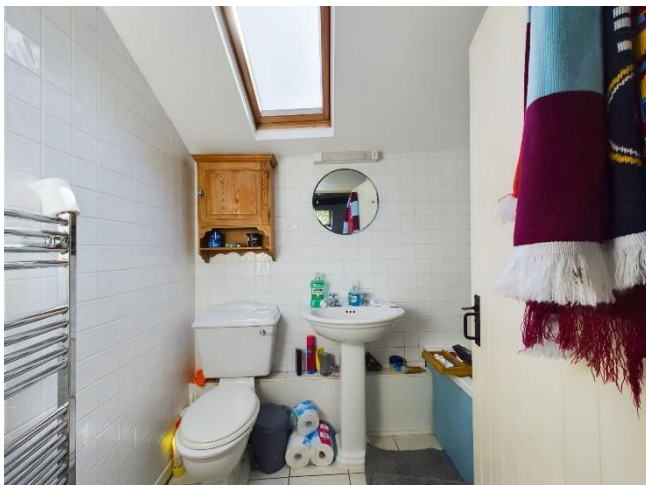








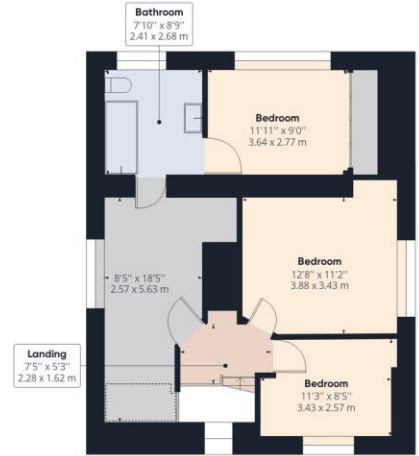




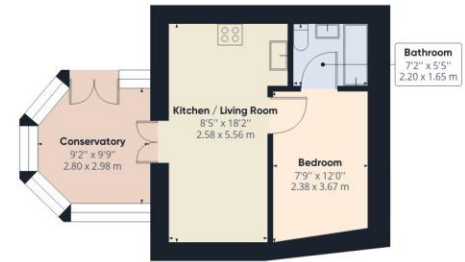




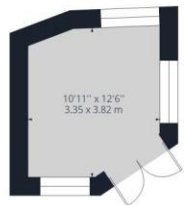
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾

2580.63 ft²

239.75 m²

Reduced headroom

18.85 ft²

1.75 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		127 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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