

489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 91 | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Chapel Cottage Greenditch Lane, Clapton, Midsomer Norton, BA3 4EE



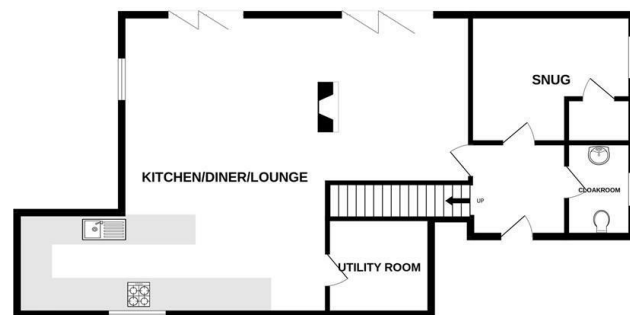
Price Guide £750,000

A superb individual detached house which has been subject to a high specification bespoke refurbishment incorporating energy saving features and offers outstanding accommodation in a delightful central village location.

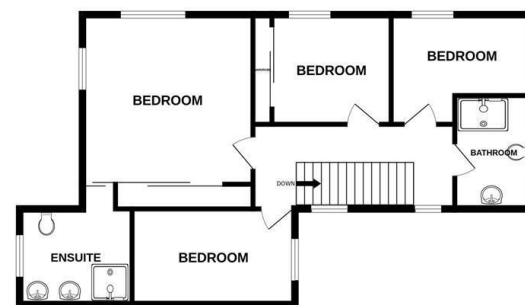
- Attractive beautifully appointed contemporary detached family home
- Appealing central village location accessible to Bristol, Bath & Wells
- Energy Rating B (91) with ground source heat pump, underfloor heating, solar panels with battery & "A" rated double glazed windows.
- Entrance hall & downstairs cloakroom with WC
- Superb open plan living space with feature wood burning stove & separate snug
- Stunning kitchen with granite worktops & Neff appliances
- Utility & plant room
- 4 bedrooms, ensuite shower room to main bedroom & separate family shower room
- Ample driveway parking area with electric car charging point
- Well landscaped level gardens with home office & workshop/store



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Chapel Cottage Greenditch Lane, Clapton, Midsomer Norton, BA3 4EE

Chapel Cottage is an individual detached house enjoying a central position in the Somerset Village of Clapton. Our clients, an experience husband and wife former property development team, acquired the property in 2021 for their own occupation when it needed complete renovation. They have created a superb bespoke detached house which has elevations in an insulated render system with feature timber cladding, black aluminium framed double glazed windows and a grey tiled roof, in a most appealing contemporary style and incorporating energy saving features rarely found in second hand properties including an air source heat pump with underfloor heating on the ground and first floors, roof recessed photovoltaic panels providing very cost effective electric with battery storage and the opportunity to sell surplus power generated back to the grid, keeping running costs to a minimum.

The property provides high quality accommodation across two floors, including an entrance hall with a cloakroom/wc, snug/tv room, the hub of the home, a large open plan living and dining space divided by a feature ceiling hung circular woodburning stove. The room has a dual aspect with two sets of bi-folding doors opening onto a wide paved terrace. The attractive kitchen, in dark green, complimented by granite work surfaces and copper tiles has built in Neff appliances and a Quooker hot water tap. There is also a separate utility and plant room. The first floor has four bedrooms, the main bedroom has a dual aspect and feature mirror fronted sliding doors to one wall revealing a built in wardrobe and access to a quality shower room. The other bedrooms are served by a family shower room.

On the outside, attached to the rear of the property and externally accessed is a useful room with underfloor heating which could easily serve as a home office if required and could if necessary be linked to the snug. Approached from Greenditch Lane lies a gravelled parking area providing ample off street parking for a number of vehicles with an electric car charging point. The level garden is of good size whilst still being easily maintained and is attractively landscaped. To one side there is a hen house (the hens can be included!) while to the other is a part covered timber gazebo, workshop and store.

Clapton is a pleasant rural village surrounded by open countryside close to Midsomer Norton with easy access to Bristol, Bath and Wells. Being situated in the foot hills of the Mendip hills there are many excellent walks available from the door.

In all a unique opportunity presents itself to purchase a home not requiring further expenditure with low running costs and ready for immediate occupation, in a desirable location.

In fuller detail the accommodation with stylish LVT flooring comprises (all measurements are approximate):

GROUND FLOOR

Composite entrance door with double glazed panel and double glazed side panel leading to

HALLWAY

Ceiling mounted downlighters, staircase rising to first floor.

CLOAK/WC

Double glazed window to front aspect, part panelled walls, wc and oval wash basin with pillar tap and cupboard beneath.

SNUG 3.87m x 2.85m (12'8" x 9'4")

Double glazed window to front aspect, built in shelved cupboard (included in measurements).

SUPERB OPEN PLAN LIVING SPACE 8.40m x 4.79m (27'6" x 15'8")

Very much the hub of this superb property, the living area has a dual aspect with a double glazed window to the rear and two pairs of bi-folding doors opening onto a paved terrace and the garden. Feature ceiling hung circular wood burning stove. Wide opening to

KITCHEN 6.08m x 2.62m (19'11" x 8'7")

Furnished with an excellent range of wall and floor units in dark green with copper handles, granite work surfaces and copper tiled surrounds. Twin bowl inset Belfast sink with pillar mixer tap, open shelving, ceiling mounted downlighters, twin shelved larder units, storage drawers, Quooker hot water tap, integrated Neff appliances including dishwasher, induction hob and multi function twin ovens with hide and slide doors and plate warming drawer. Space for American fridge/freezer.

UTILITY ROOM 2.30m x 2.25m (7'6" x 7'4")

Work surface and fitted shelving, plumbing for automatic washing machine and further appliance space. Door to

PLANT ROOM

Pressurised hot water cylinder, solar converter and storage battery. Further storage space.

FIRST FLOOR

LANDING

Two double glazed windows to side aspect. Access to roof space. air circulation system.

BEDROOM 4.10m x 4.10m (13'5" x 13'5")

Double glazed windows to two aspects with lovely views across the village and countryside. Sliding mirror fronted doors concealing built in wardrobes and providing the access to

EN SUITE SHOWER ROOM 2.31m x 2.22m plus recess (7'6" x 7'3" plus recess)

Heated towel rail, ceiling mounted downlighters. Quality suite comprising smart Grohe shower toilet, twin wash basins with pillar taps set on a wash stand with shelf beneath and large walk in shower enclosure with thermostatic shower head. Double obscure glazed window.

BEDROOM 3.95m x 2.62m (12'11" x 8'7")

Double glazed window to front aspect.

BEDROOM 3.41m x 2.67m (11'2" x 8'9")

Double glazed window to side aspect with views across the village and countryside beyond. Built in shelved wardrobe with sliding doors (included in measurements).

BEDROOM 3.40m x 2.67m reducing to 1.94m (11'1" x 8'9" reducing to 6'4")

Double glazed window to side aspect with views across the village and countryside beyond.

FAMILY SHOWER ROOM 2.61m x 1.74m (8'6" x 5'8")

Double obscure glazed window to front aspect. Suite comprising wc, wash basin with mixer tap set on wash stand with shelf beneath, shaver point, built in heated towel rail and fully tiled shower enclosure with thermostatic shower head.

OUTSIDE

The property is approached over a wide driveway accessed from Greenditch Lane providing an extensive gravelled parking and turning area with raised planters with flower and shrub beds. Outside power, water and a car charging point are provided and there is a woodstore to one side. To one side of the house is a gravelled area providing an opportunity for storage and where the ground source heat pump is situated.

GARDENS

Good size level gardens lie to the side of the property and comprise a paved terrace with outside water and

lighting beyond which is a lawn with a raised shrub borders and a stone wall boundary. To one side is a chicken coop and run (the hens could be included in the sale!) together with a children's play area. A gate leads to a further area of garden which is gravelled with raised beds used for vegetable cultivation and sapling trees. At the other end of the plot is a part covered timber gazebo ideal for outdoor entertaining which is adjacent to a wood store beyond which is a

TIMBER WORKSHOP 3.25m x 2.85m (10'7" x 9'4")

Power and light, fitted benches. Door connecting to

STORE 2.10m x 2.14m (6'10" x 7'0")

HOME OFFICE 3.70m x 1.81m (12'1" x 5'11")

Attached to the side of the house and externally accessed. Under floor heating, two double glazed windows. This area is presently used for propagating plants but could easily be connected to the snug if required. In our opinion would form an ideal home office area.

TENURE

Freehold

AGENTS NOTE

The rear garden has an underground tank for rainwater harvesting which supplies the outside taps and wc's thereby reducing water consumption costs.

The property has mains water & electricity plus Solar panels and an Air Source Heat Pump. No Gas. Private drainage system with septic tank.

The property is situated in an area of worked and unworked coal for which is recommended a Mining report should be obtained as part of the conveyancing process.

Ultrafast 1000Mbps broadband available (Source - Ofcom)

EE, Vodafone & Three mobile coverage available (Source - Ofcom)

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

