

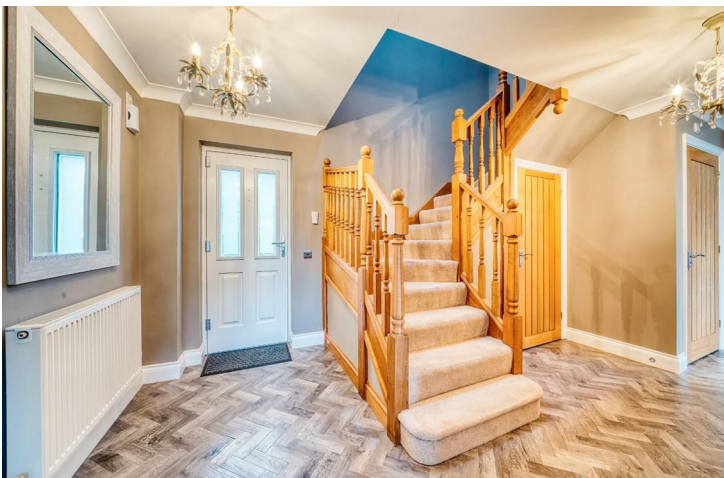
2 Hope Cottages Ham Lane Kingston Seymour BS21 6XF

£780,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1967.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
4



BATHROOMS
3



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
F

Exquisite family home backing onto fields within the popular rural village of Kingston Seymour. 2 Hope Cottages is a stunning property that was constructed in 2004, and is one of just 5 sympathetically designed one-off houses, enabling these homes to seamlessly fit into the pretty village surroundings, providing all the benefits of a modern home while enjoying the charm of a farmhouse style property. The internal accommodation is traditionally laid out over two floors and bathed in natural light. A handy storm porch opens into a welcoming and spacious entrance hall and leads to all principal rooms. The sitting room enjoys a wonderful dual aspect with French-style doors to the rear garden and affording views of the fields beyond. This room also features a charming log-burning stove making it warm and cosy during those winter months. A formal dining room is adjacent and also provides views to the rear, but could also be utilised as a playroom or what you desire to fulfill your family's needs. The kitchen breakfast room has been finished to an exceptional standard, with high gloss units, integral appliances, quartz worksurface, and a middle island with seating around for sociable entertaining and the family to spend time together. This social hub offers enough space for a sofa to relax, along with Bi-fold doors that provide access to a porcelain tiled patio area, truly bringing the outside in. A further courtesy door from the kitchen offers access to the rear garden. A study to the front and a cloakroom are also all to the ground floor. From the hallway, a solid oak staircase rises to an open and airy landing, with doors to four generous sized bedrooms, family bathroom and additional shower room. The principal bedroom boasts a beautifully finished en-suite shower room and completes the internal accommodation on offer.

Outside the property has a pleasant front aspect with planted beds offering an array of flowers and shrubs. A detached stone double garage is located to the side along with the off street parking, a secure gate to the side provides access into the rear garden. This has been beautifully landscaped with a wide variety of flowers and mature shrubs, a further patio area gives ample space for entertaining, or just to relax and enjoy the atmosphere of being out in the countryside listening to the local wildlife. A further "secret" garden behind the garage offers more space for a possible vegetable plot, greenhouse or specimen plants, maybe a secret garden for the children to let their imagination run wild without encroaching into the main garden area.

Kingston Seymour is a semi rural small village in North Somerset. It has a Historic church, village hall, lots of activities including walks, fishing lakes and eateries. The village is close to Yatton which has a mainline railway station, connecting to both London and the west country and easy access to junction 21 of the M5 motorway. Similarly close to Clevedon with coastal views, and shopping centre.







Wonderful family home boasting an Idyllic village position in Kingston Seymour



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

All Saints Church in the Heart of Village

Beautiful Fishing Lakes

A Thriving Community with a range of Clubs & Societies

Village Hall with Skittle Alley, Bar & Beer Garden

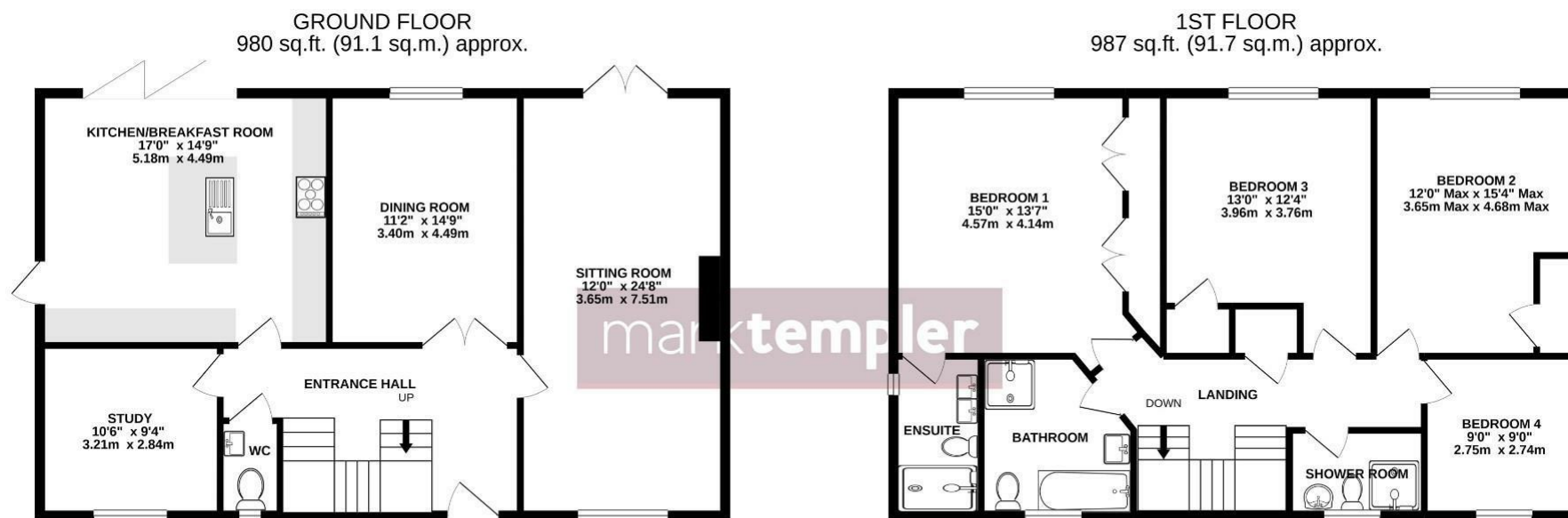
Mainline Railway Station in nearby village of Yatton

Easy access to M5 Motorway at Clevedon



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TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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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