

The Old Post Office Church Road Redhill BS40 5SG

£625,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1970.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
E



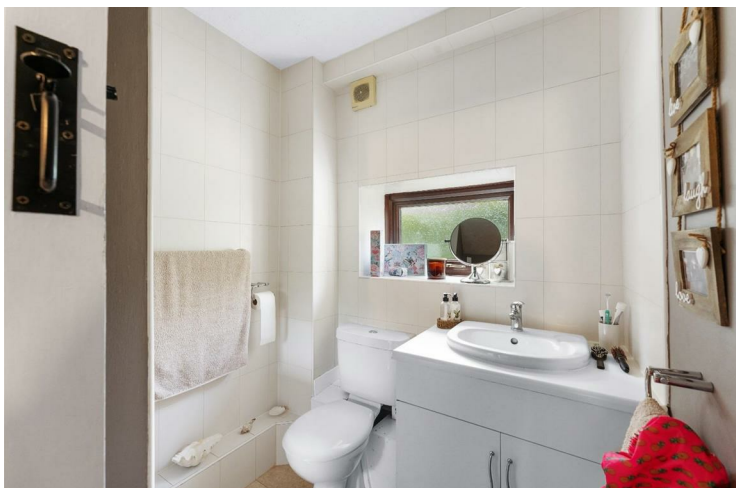
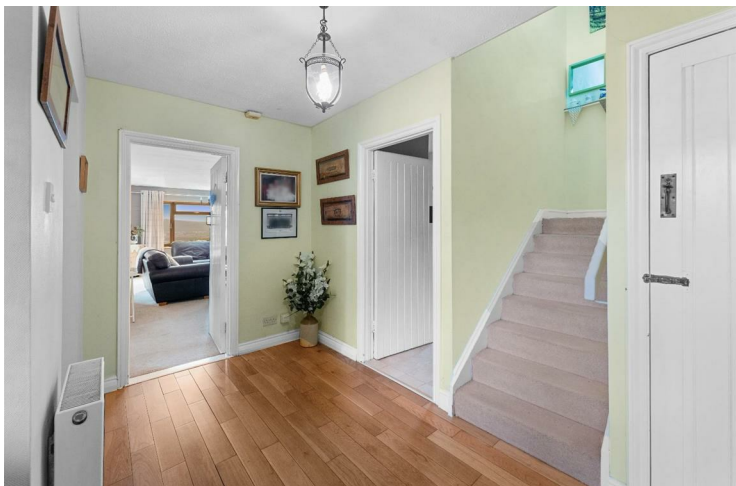
COUNCIL TAX BAND
F

Charming rural cottage with exceptional views of the Mendip Hills - The Old Post Office is a immaculately presented four double bedroom cottage, ideally situated within the rural village of Redhill. Enjoying an elevated position and boasting a breath taking outlook of the Mendip Hill's that can only be appreciated in person. This spacious property is steeped in history, believed to have been originally built in 1865 and previously used as a public house, village office and post office, as well this charming family residence. The bright and airy accommodation is accessed via a spacious entrance porch that leads to a generous hallway with stairs rising to the first floor landing, storage cupboard and doors to all principal room. The private sitting room benefits from a dual aspect with views towards the Mendip Hills, a cosy enclosed log burning fire and opening to the separate dining room, prefect for entertaining. The kitchen breakfast room enjoys a quality cottage style fitted kitchen with a range of both wall and base cabinets and spaces for all of your appliances, along with access to the garden's seating areas. The shower room WC completes the ground floor accommodation, creating additional practicality and versatility, even creating the ability for single level living if desired. The first floor boasts four bedrooms and family bathroom with a three piece suite.

Outside enjoys a beautiful established garden with a mixture of mature hedging, stone wall and feather edged boundary's and well stocked borders with a selection of shrubs and colourful flowers. Mainly laid to manicured lawn with tranquil seating area's laid to both block paving and composite deck, ideal for 'al fresco' dining. Off street parking is offered to the side of the property for numerous vehicles plus a double garage.

Redhill is a highly sought after village situated in an elevated position in the beautiful North Somerset countryside. It has local facilities including church, village hall/social club and recreational field with a children's play area. The nearby village of Wrington offers more comprehensive facilities including shops, doctors, dentist, chemist, vets, church, chapel, public houses, highly regarded primary school and various clubs and societies. Secondary schooling is available at the highly regarded nearby Churchill Academy and Sixth Form Centre. In addition, the school benefits from a modern sports complex available to the general public. The area around is well known for its beauty and offers a variety of community pursuits within a short drive. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available within a few miles. The village of Redhill is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare, with access to the motorway network at Clevedon (junction 20) and Weston super Mare (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.







Charming cottage in Redhill enjoying glorious views of the Mendip Hills



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...

Glorious countryside walks of nearby Mendip Hills,
an area of outstanding natural beauty

Village Hall / Social Club

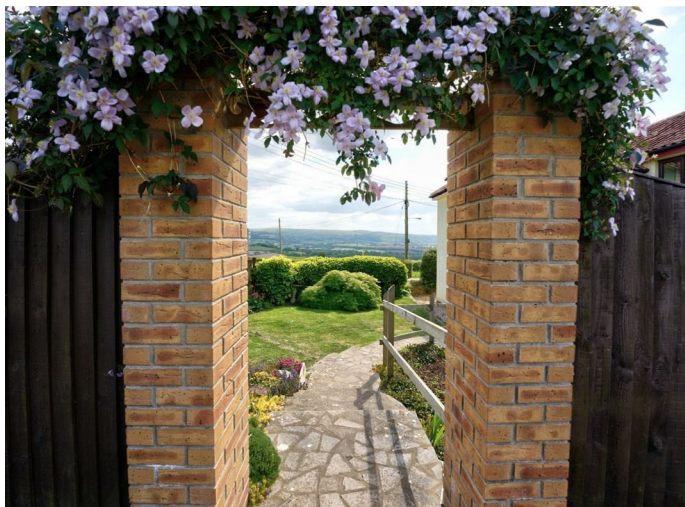
Recreational Field

Village Church

Close to amenities in Wrington Village

Mainline railway station in nearby village of Yatton

Easy access to Bristol city centre and M5
motorway network



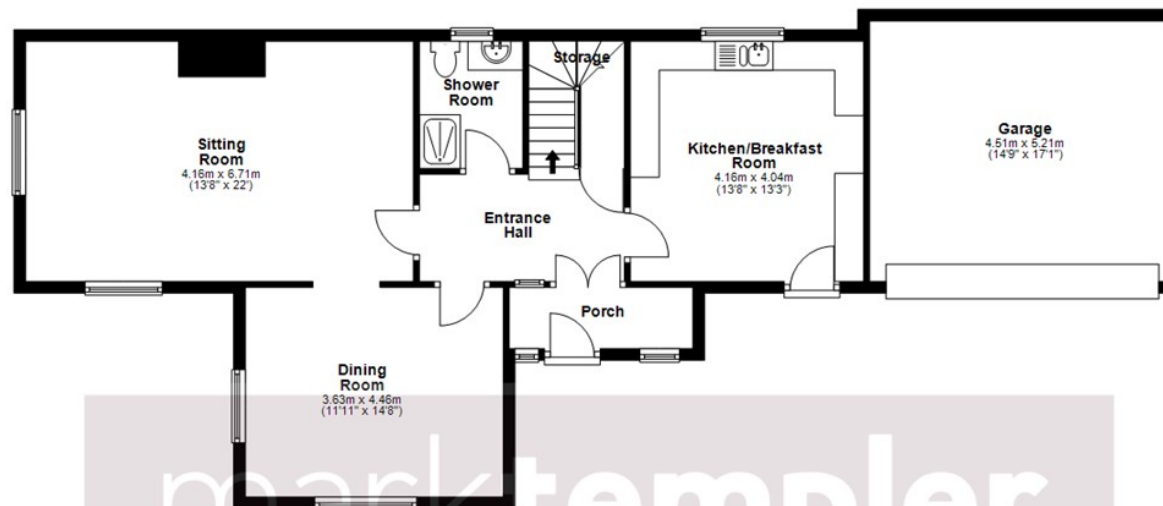
For the latest properties and local news follow
marktempler residential sales, Yatton on:





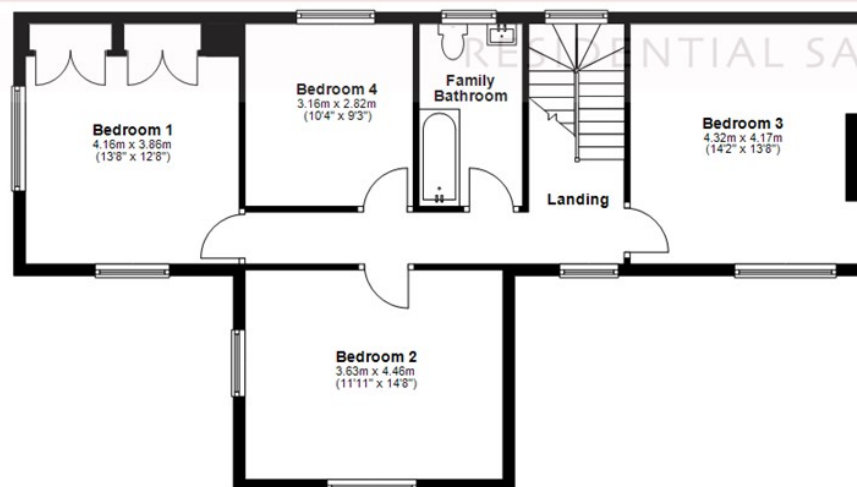
Ground Floor

Approx. 104.6 sq. metres (1125.6 sq. feet)



First Floor

Approx. 78.4 sq. metres (844.4 sq. feet)



Total area: approx. 183.0 sq. metres (1970.0 sq. feet)

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. Plan produced using PlanUp.