

Colehouse Lane Clevedon BS21 6TQ

£650,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi Detached
Farmhouse



HOW BIG
1811sqft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
Oil fired central heating



PARKING
Driveway



OUTSIDE SPACE
Courtyard and rear



EPC RATING
N/A



COUNCIL TAX BAND
E

An exquisite three bedroom semi detached farmhouse, occupying a rural position on the southern fringe of Clevedon. Boasting a wealth of character and features throughout, this truly individual property is a must for an in person viewing.

In brief, the accommodation comprises, kitchen/dining room, utility room, living room, garden room, office, three bedrooms and a family bathroom. The 'Farmhouse features' are immediately apparent as soon as you step into the kitchen/dining room, with exposed beams and original flagstone flooring, which continues throughout the entirety of the downstairs. The kitchen has been fitted with bespoke wooden units, with solid oak worktops, Belfast sink and integrated dishwasher. It is the quintessential, country space, perfect for entertaining. The utility space still retains many of its original functions, including wrought iron water pump and stone clothes washer, however all necessary 21st century facilities are also available with plumbing and space for a washing machine as well as space for a tumble dryer. The garden room provides further access to the rest of the home, whilst also housing a cloakroom. The living room is something that would not be out of place inside Country Living magazine. With exposed stone walls, feature wood burning stove and adjoining wood store set on top of a flagstone hearth and original beaming, the beauty of this room is endless whilst being incredibly well proportioned. Adjoining the living room, the snug is a cosy space, overlooking the front of the property and has previously been used as a home office.

Upstairs, are three bedrooms all of which are generous double rooms in size. Bedroom one has the additional benefit of a walk-in wardrobe, which offers the potential to create en-suite facilities. The recently updated family bathroom consists of a WC, pedestal sink, walk in shower with a 'Rainforest' head and freestanding 'Claw Foot' bath. Complimentary tiling has been applied to all splash prone areas.

Accessed via the garden room, is a quaint and charming courtyard area, which is the perfect extension to the already plentiful accommodation and has the potential to make a wonderful, private seating area. The rest of the property's grounds can be found on the South Westerly boundary. a wooden five bar gate opens onto the Cotswold stone driveway leading up to the property, providing significant amounts of off-road parking. Enclosed by an array of mature shrubs the rest of the garden is predominately laid to lawn, whilst also benefiting from a small, enclosed pen ideal for pets or livestock.

A property of this nature will be rare to the market. With the perfect blend of rural living, whilst having everything that Clevedon offers right on your doorstep, the position is hard to beat.



GRADE II* LISTED SEMI DETACHED FARMHOUSE ON THE SOUTHERN FRINGE OF CLEVEDON



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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre – Mortgage Advisors Referral Fee 20% 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..

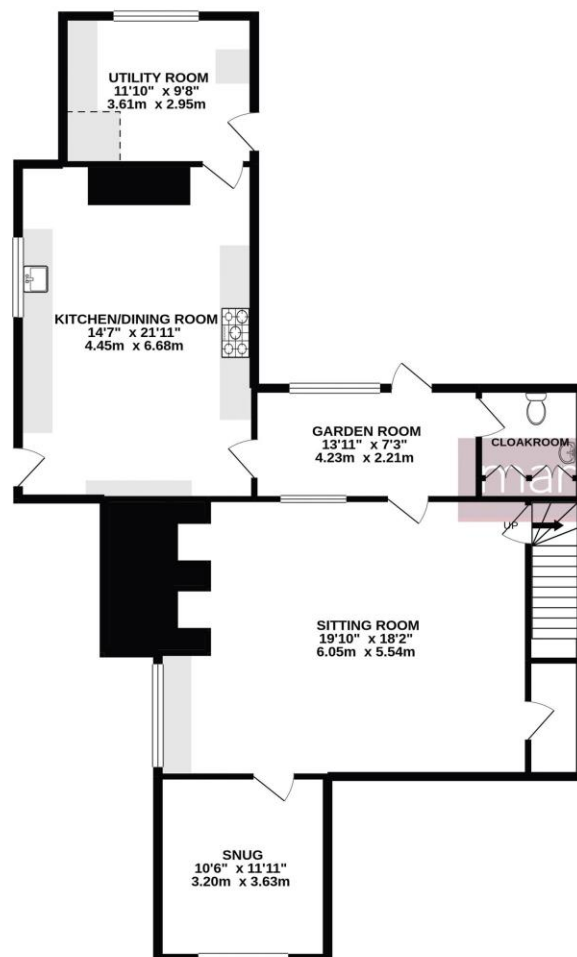


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GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.3 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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