

Ham Lane Kingston Seymour BS21 6XE

Offers Over £800,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
2382.00 sq ft



BEDROOMS  
4/5



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
Oil Fired



PARKING  
Large Driveway



OUTSIDE SPACE  
Orchard And Paddocks



EPC RATING  
D



COUNCIL TAX BAND  
G



An outstanding home that is so much more than first meets the eye. Situated in a charming village, this property offers the perfect blend of countryside living and easy access to transportation networks, such as the motorway and the Yatton rail station. This wonderful home proudly stands within an approximate two-acre plot. This includes a garden immediate to the house, a delightful orchard with stables and a paddock located at the very rear.

Upon first approach, the access is via a spacious gravel driveway that can accommodate multiple cars, plus a single garage. There is also access straight into the garden and subsequent paddock.

As you enter through the front door, you are greeted into a welcoming hall with access to the cloakroom and the cast-iron spiral staircase leading to the first floor. The sitting room is a lovely space with high vaulted ceilings, adorned with a stone-built fireplace that houses a wood-burning fire. Connected to the sitting area, a spacious dining room and adjoining kitchen can be accessed from the hallway. This also leads to a generous conservatory that offers views of the surrounding gardens.

The kitchen, designed by Cadbury Kitchens, is an open plan area that seamlessly connects with the dining room. It boasts solid wood cabinets and features an oil-fired Aga stove, adding extra warmth to the space. Adjacent to the kitchen, a separate utility room provides practicality and convenience, housing a Grant oil-fired central heating boiler.

The ground floor of the property comprises three bedrooms, including two doubles and one single room. A modern bathroom at the end of the hall completes the downstairs accommodation. Moving up to the first floor, you'll find an open galleried landing that overlooks the sitting room below, creating a sense of openness and connectivity. The large principal bedroom boasts plenty of storage space and an en suite shower room. Additionally, there is also a study on the first floor is located at the rear of the landing, providing a picturesque view of the beautiful gardens and the surrounding countryside.

This charming property boasts extensive outdoor space that is perfect for families with children or pets, as well as those who love outdoor entertaining. The terrace at the rear of the house overlooks extensive lawns dotted with enclosed by mature trees and hedges. A pathway leads to the outbuildings at the back, while a mature orchard adds to the picturesque setting.

Situated in the quaint village of Kingston Seymour, this home offers a peaceful retreat between Clevedon and Yatton, just 15 miles outside of Bristol. The convenience of a nearby mainline station in Yatton, providing easy access to London Paddington, makes this location ideal for commuters. Additionally, the renowned Backwell Secondary School and proximity to the M5 motorway further enhance the appeal of this property.

The property is offered with no onward chain, making it a hassle-free purchase for those looking to settle into this idyllic village setting.













A charming family home enjoying an extensive plot of circa two acres, found in the popular village of 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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, 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 included





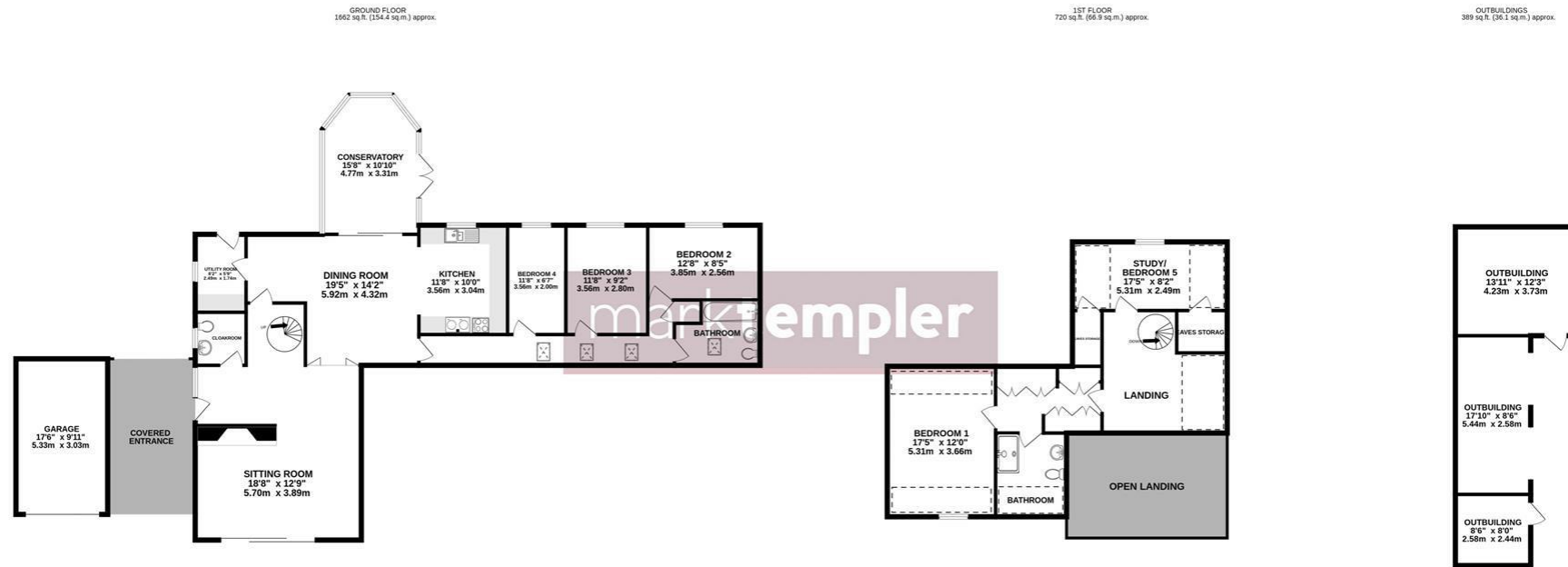
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TOTAL FLOOR AREA : 2771 sq.ft. (257.4 sq.m.) approx.

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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