



NORTHBROOK DRIVE

Shapwick, TA7 9LW

Price **£765,000**

Tamlyns

PROPERTY DESCRIPTION

Welcome to Northbrook House, a splendid older property that dates back to 1860, offering a unique blend of historical charm and modern convenience. This beautifully renovated residence boasts four spacious bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy for all occupants.

The heart of the home is a generous reception room, perfect for entertaining guests or enjoying quiet family evenings. The property is set in the picturesque Polden Hills area of Shapwick, providing a serene backdrop and a sense of community.

One of the standout features of Northbrook House is the ample parking space, accommodating up to four vehicles, which is a rare find in such a desirable location. The potential for income generation adds to the appeal, making this property not only a wonderful home but also a smart

Situation

Entrance hall* Cloakroom* Utility room* Beautifully fitted kitchen/breakfast room with French doors to rear garden* Open plan lounge/dining room with wood burner* Study* Two double ground floor bedrooms (both with en suites) Mezzanine level with two further double, en suite bedrooms, both with walk in dressing rooms* LPG central heating* Double glazing* Large, low maintenance front garden which is gravelled for ease of maintenance but could be laid to lawn, rear garden with attractive patio* Parking for three/four cars

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Access from the rear of the property from Northbrook Drive

Double glazed entrance door and side panel to:

Entrance Hall

Radiator, part exposed stone wall. Door to:

Cloakroom

4'10" × 3'9" (1.49 × 1.16)

Low level w.c. Vanity wash hand basin, radiator. Double glazed window.

Utility Room

10'4" × 6'4" (3.16 × 1.94)

Belfast style sink with drainer set into woodblock worktop with cupboards and drawers under, radiator, double glazed window, door to boiler cupboard containing the wall mounted Vaillant LPG boiler and hot water tank. Space for washing machine and tumble dryer.

Open Plan Kitchen/Breakfast Room

21'11" × 11'9" (6.69 × 3.60)

Fitted with a comprehensive range of dark blue fronted base units and drawers with contrasting woodblock work surfaces over and two glass fronted wall cupboards, island unit with drawers under. Belfast style sink with victorian style mixer tap. Rangemaster oven with five gas burner rings and extractor fan over. Tiled splashbacks. Space for large breakfast table, double glazed French doors and side panels to patio and rear garden. Radiator. Walk in pantry with base cupboards and integrated freezer, drawer and worktop to match the kitchen. Further walk in storage cupboard. Two double glazed windows.

Open Plan Lounge/Dining Room

41'1" × 17'7" (12.53 × 5.38)

Five double glazed windows, open feature fireplace to the dining end and further feature fireplace with log burner to the lounge end. Attractive stairs to first floor with understairs cupboard. Part panelled walls. Door to:

Study

9'6" × 9'4" (2.92 × 2.87)

Radiator, double glazed window, door to front garden, part panelled walls.

Ground Floor Bedroom 1

17'1" × 9'6" (5.22 × 2.91)

Radiator, two double glazed windows, part panelled walls. Door to:

En Suite Shower Room

9'4" × 3'5" (2.86 × 1.06)

Walk in, tiled shower cubicle with glass shower screen, low level w.c. Pedestal wash hand basin, ladder style heated towel rail, tiled splashbacks

Ground Floor Bedroom 2

16'1" × 14'6" (4.92 × 4.44)

Three double glazed windows, door to outside, part panelled walls, radiator. Door to Ensuite bathroom. This room is currently used for AirB&B rental as an income source and in 2024 received a comfortable income, this room is contacted to the main house via a door to the entrance hall which can be locked and there is also a further outside door giving guests private access.

En Suite Bathroom

12'2" × 4'9" (3.72 × 1.46)

Roll top bath, walk in tiled shower cubicle with glass shower screen, ladder style heated towel rail. Low level w.c. Pedestal wash hand basin, part panelled walls.

From the lounge, attractive, dog-leg staircase with balustrade leads to the half landing with double glazed window, the staircase continues to rise to mezzanine level with feature beam and balustrade overlooking the lounge below.

Bedroom 3

14'9" × 11'4" (4.50 × 3.47)

Feature beam, radiator, two double glazed windows. Door to:

PROPERTY DESCRIPTION

En Suite Bathroom

8'11" × 5'6" (2.72 × 1.69)

Roll top bath, velux style window, low level w.c. vanity wash hand basin, ladder style heated towel rail.

Walk In Dressing Room

5'6" × 5'4" (1.68 × 1.65)

Radiator, double glazed window.

Bedroom 4

14'6" × 11'4" (4.43 × 3.47)

Radiator, access to loft space, feature beam, two double glazed windows. Door to:

En Suite Shower Room

8'11" × 5'6" (2.74 × 1.70)

Walk in, tiled shower cubicle, pedestal wash hand basin, low level w.c. Velux style window, ladder style towel rail.

Walk In Dressing Room

5'8" × 5'6" (1.75 × 1.69)

Double glazed window, radiator.

Outside

The front of the property, (which was the former playground for the school) is a large area laid to gravel for ease of maintenance. This area has been attractively landscaped with raised wooden beds and borders containing a variety of shrubs and flowers. An iron gate with pillars gives access to the road and the garden is enclosed with stone walling and timber fencing. Gates to either side of the property lead via gravelled pathways to the rear which is again gravelled and has an attractive patio area and raised shrub beds. Gate to the rear of the property leads to a further area of gravel which is accessed off Northbrook Drive and provides parking for three/four cars.

Description

This beautifully presented, Grade II listed former primary school has been

sympathetically renovated over almost two years by the current owner who have retained many of the original features whilst creating a spacious, family home with a modern feel.

The beautiful lounge/dining room which is in the original part of the property is open plan with two feature fireplaces, one with a log burner. The open plan kitchen/breakfast room has a comprehensive range of units including an island, Belfast style sink and Rangemaster oven. Also to the ground floor is a cloakroom, utility room and study.

Bedroom accommodation to the ground floor comprises two double bedrooms, one with an ensuite shower room and the other with an ensuite bathroom with separate shower. This room also has it's own access to the outside.

Originally a single storey building dating back to the 1870's, a mezzanine level has been added with an attractive staircase from the lounge to two first floor, en suite bedrooms both with walk in dressing rooms. The property is enhanced by LPG central heating and double glazing. All works to this property have been carried out to a high standard and all certificates are available on request.

The grounds surround the property on all sides providing low maintenance outside space, with attractive, well-stocked raised beds and borders. There is off street parking (accessed to the rear of the property off Northbrook Drive) for three/four cars. An early inspection to viewing is the only way to fully appreciate this characterful home. The village has a Tea room called the Kicking Goat which is open daily, there is a village hall and a Cricket Club both have amazing social gatherings.

Material Information

Additional information not previously mentioned

- Mains electric and water (water not on a water meter)
- LPG central heating and wood burner
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

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