



HOLLOW ROAD, SHIPHAM, NORTH SOMERSET, BS25



£650,000 FREEHOLD

Passionate about Property

A truly 'one of a kind' four / five bedroom country home with a double garage and gorgeous gardens, set in an enviable location within the village of Shipham. The property offers generous, versatile living accommodation that radiates warmth of character and offers huge appeal to those looking for a large family home to enjoy.

Council Tax Band: E



Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside. An area of outstanding natural beauty, ideally situated for those with a keen interest in outdoor pursuits. Within walking distance of the property, access is available onto the Mendip Hills providing excellent walking, horse riding and mountain biking opportunities with many other pursuits on offer in the local area. Nearby is the local Church of St Leonard's, which traces its foundations back to the mid 13th century and other village amenities including: General Store/Butcher, Public House/Hotel, Garage and the village Hall offering an exceptional range of activities. A more comprehensive range of facilities are on offer in the village of Winscombe. With education very much in mind for some there is an excellent range of schools serving the local community with primary education available in Shipham.

Directions

From Winscombe village centre with Farrons office on the right hand side proceed to the junction with Woodborough Road. Go straight ahead up through the village bearing left at the top onto Sidcot Lane. Proceed to the traffic lights and turn left onto the Bridgwater Road (A38). After approximately half a mile turn right onto Broadway, signposted to Shipham. At the 'T' junction in Shipham turn right onto Turnpike Road and opposite the village convenience shop turn left onto Hollow Road. The property will then be found on your left-hand side at the top of the road, just before the fork in the road. Follow the road to the left and the entrance to the driveway will then be found on your left.

Entrance Porch

Upvc double glazed window and solid wood door to front. Tiled flooring. Glazed window and door to:

Entrance Hall

Welcoming entrance hall with open access to the rear lobby, carpeted stairs to first floor and doors to reception rooms and kitchen.

Rear Lobby

Glazed French doors to the rear entrance hall. A useful space for a study or reading area.

Living Room

A gorgeous reception room with exposed beams, double glazed window to front, wood flooring and a stone built feature fireplace.

Snug

An attractive reception room, flooded with natural light with a stone built Inglenook fireplace. Stairs to Bedroom 5 / Studio. Door to:

Dining Room

Double glazed window overlooking the garden to the rear. Exposed beams and stone walls.

Kitchen / Breakfast Room

Dual aspect double glazed windows to the rear and side, overlooking the garden. Door to rear entrance hall. Extensive fitted kitchen with built-in double oven and gas hob, an Aga and space for further appliances.

Rear Entrance Hall

Double glazed window and door to rear garden. Tiled flooring. Built-in double cupboard. Door to:

Utility Room

A large utility room with a range of wall and base units, a sink, space and plumbing for appliances, tiled flooring and a double glazed window to side. Door to:

Downstairs W.C

Double glazed window to rear. Part-tiled walls and tiled flooring. WC.



First Floor Landing

Attractive landing providing access to four of the bedrooms and the main bathroom. Double glazed window to front. Loft access.

Bedroom 1

Double glazed window to front. Carpeted flooring. Door to:

En Suite

Large en suite with a contemporary finish that includes a bath, separate walk-in double shower cubicle, WC, wash basin housed in a vanity unit, heated towel radiator, tiled walls and flooring. Double glazed window to rear.

Bedroom 2

Dual aspect double glazed windows to the rear and side elevations. Exposed beam. Carpeted flooring.

Bedroom 3

Double glazed window to front. Exposed beam, Carpeted flooring.

Bedroom 4

Double glazed window to rear. Carpeted flooring. Exposed beam.

Bedroom 5

Accessible from the stairwell between the snug and the dining room. Part vaulted ceiling with Velux window and carpeted flooring.

Bathroom

Another spacious bathroom with separate walk-in double shower cubicle, bath, WC, wash basin, heated towel radiator, tiled walls and carpeted flooring. Double glazed window to rear.

Front Garden

A natural stone wall borders Hollow Road with gated access to the front lawn and pathway to the entrance porch.

Driveway & Double Garage.

A driveway from Hollow Road enters from the left-hand side at the rear of the plot, with ample turning space and parking for several vehicles.



The double garage has an up and over door to front and pedestrian door to the side.

Rear Garden

A fabulous, remarkably private rear garden with several seating areas to take full advantage of the sunshine throughout the day. A credit to its current owner, with thoughtful landscaping, a raised lawn, greenhouse and planting throughout that really comes into its own during the Spring & Summer months!

Material Information

Council Tax Band: E

Tenure: Freehold

Property Type: Terraced House

Property Construction: Stone & Block Render

Electricity: Yes

Water: Yes

Sewerage: Mains

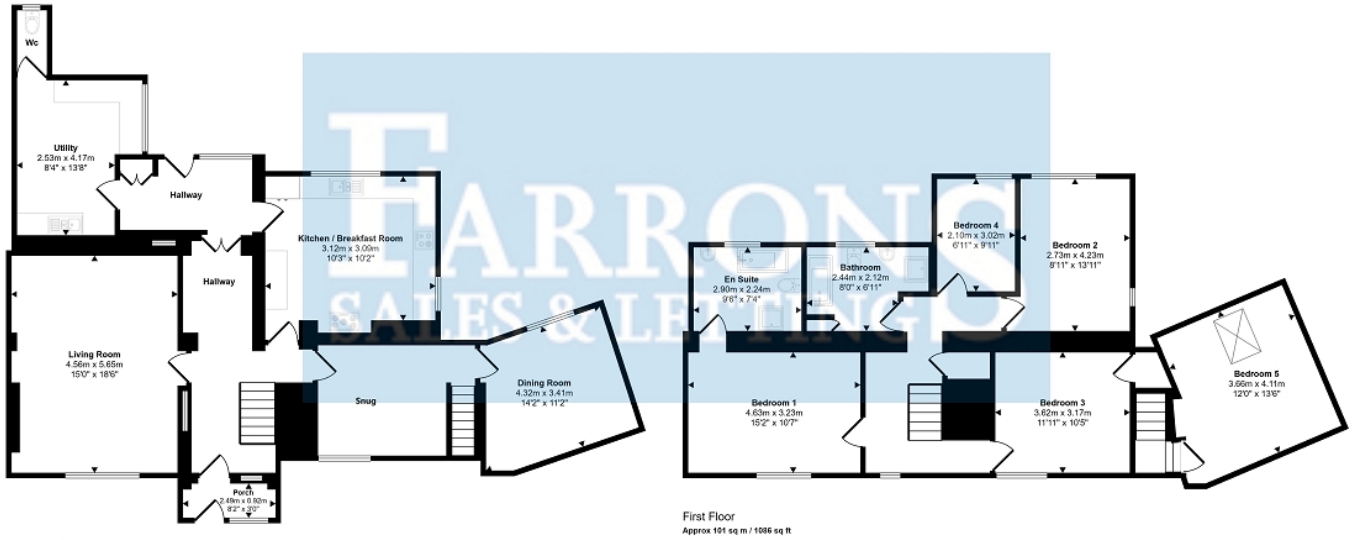
Heating: Gas boiler

Roadhand Tvne: Fibre



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Approx Gross Internal Area
221 sq m / 2377 sq ft



Ground Floor
Approx 120 sq m / 1291 sq ft

First Floor
Approx 101 sq m / 1086 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Walls with Nooks Snappy 350.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract