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NORTH DOWN LANE, SHIPHAM, SOMERSET. BS25 1SN



£625,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN. An outstanding four bedroom extended family home situated on North Down Road in Shipham, benefiting from exceptional far reaching countryside views, gorgeous living areas with vaulted ceilings, impressively update kitchen and bathrooms, landscaped gardens, a range of garages and a huge balcony to entertain on! In short - it has the lot! Call now to arrange a viewing!

Council Tax Band: D

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 proceed directly over into North Down Lane. The property will then be found on your left hand side.

Entrance Porch

Double glazed panels and sliding door. Glazed wooden door to:

Entrance Hall

Polyflor Camaro flooring. Double cupboard. Door inner hallway. Door to:





Bedroom 2 (11' 11" x 11' 09") or (3.63m x 3.58m)

Upvc double glazed bay window to front. Radiator. Carpeted flooring.

Inner Hallway

Two radiators. Polyflor Camaro flooring. Loft access. Dividing door to the reception rooms and kitchen. Doors to:

Bedroom 3 (11' 06" x 8' 10") or (3.51m x 2.69m)

Double bedroom with upvc double glazed window to side. Carpeted flooring. Radiator.

Bedroom 4 (11' 11" x 8' 04") or (3.63m x 2.54m)

Upvc double glazed window to side. Radiator. Carpeted flooring.

Bathroom

Upvc double glazed window to rear. Bath with curved shower screen and shower over. Base vanity unit with inset WC and wash basin. Heated towel radiator. Vinyl flooring. Part-tiled walls.



Master Bedroom (19' 09" x 11' 11") or (6.02m x 3.63m)

Upvc double glazed bay window to the front elevation. Radiator. Extensive range of built-in wardrobes and bedroom furniture. Carpeted flooring. Door to:

En Suite

Large walk-in shower cubicle. WC. Floating vanity unit with inset wash basin. Heated towel radiator. Vinyl flooring.

Dining Room (19' 06" x 9' 04") or (5.94m x 2.84m)

A gorgeous reception room, flooded with light through a large range of dual aspect windows and French doors. Carpeted flooring. Vaulted ceiling. Two separate stairwells lead respectively to the living room and down to the kitchen/breakfast room. French doors give access to:





Morning Room (10' 09" x 10' 08") or (3.28m x 3.25m)
 Dual aspect upvc double glazing. Polyflor Camaro flooring. Lantern skylight.

Living Room (18' 10" x 16' 06") or (5.74m x 5.03m)
 A stunning living room, providing an outstanding view over neighbouring countryside through the tangle of Upvc double glazed windows and bi-folding doors to the rear balcony. Three Velux windows. Two radiators. Carpeted flooring.

Balcony.
 A huge balcony overlooking the rear garden that enjoys a fabulous far reaching countryside view! Composite decking and access to the living room.

Returning to the dining room, take the steps to the lower ground floor to:

Kitchen / Breakfast Room (26' 04" x 10' 08") or (8.03m x 3.25m)

A beautifully finished and updated kitchen, with a huge range of storage units complimented by the range of built-in white goods included in the sale. Dual aspect upvc double glazed windows and French doors lead to the garden. Door to utility room. Door to:

Separate. WC
 WC. Wash basin. Door to:

Store Room
 A handy undercroft storage space with power. Reduced head height.

Utility Room (10' 10" x 7' 01") or (3.30m x 2.16m)
 Spacious utility room with wall and base units, double glazed window and door to garages and covered carport.





Covered Carport Parking (17' 08" x 11' 01") or (5.38m x 3.38m)

The middle of an extensive covered area situated between and providing access to the original single garage at the rear, and the additional double garage to the front. Door to garden.

Double Garage (19' 05" x 18' 0") or (5.92m x 5.49m)

Large double garage with electric door to front.

Rear Single Garage (15' 03" x 8' 02") or (4.65m x 2.49m)

The original garage for the property, with open access to carport, power and light, window to garden.

Garden Store

A handy addition on the end of the single garage, with access from the garden providing an additional storage area for garden equipment.

Front Garden & Driveways

The wide plot with two driveways provide parking for several vehicles, a motorhome or even a boat if it takes your fancy! Lawn and landscaped borders. Gated access to the left hand side of the driveway.



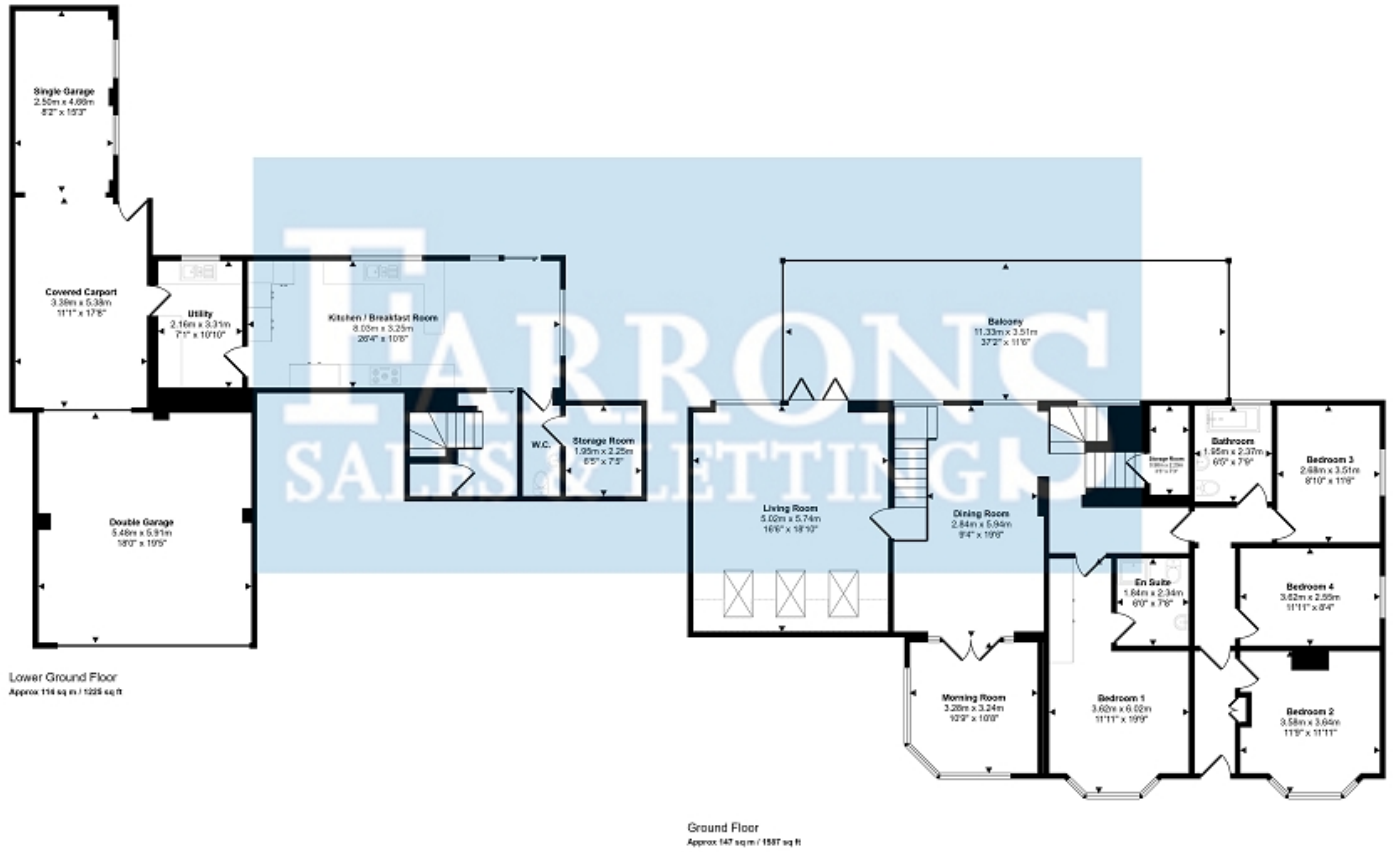
Rear Garden

A stunning recently landscaped formal garden that is a credit to the current owners, with raised lawn and side garden with greenhouse, raised beds and access to the front of the property.




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Approx Gross Internal Area
261 sqm / 2812 sq ft



□ Denotes head height below 1.5m

This reception is only for illustration purposes and is not to scale. Measurements of rooms, floors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Bluebeam®. © 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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