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TOP ROAD, SHIPHAM, SOMERSET. BS25 1TB



£650,000 FREEHOLD

Passionate about Property

Impressive four/five bedroom home situated in a picturesque location, at the top of the village of Shipham. The property has been extensively updated and remodelled throughout by the current owners, having the benefit of **THREE EN SUITES**, **A LARGE OPEN PLAN KITCHEN / DINING ROOM**, spacious living room, **STUNNING ALL-WEATHER LOUNGE**, beautifully landscaped gardens, a gated parking area suitable for several vehicles and a detached garage.

Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside, an area of outstanding natural beauty. 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, Filling Station and the village Hall, the hub of varied activities. A particular draw to the area are the excellent range of schools on offer, these include: Shipham Church of England First School, Winscombe Primary and Fairlands Middle School in Cheddar. Secondary education is available at The Kings of Wessex Academy in Cheddar and Churchill Academy and Sixth Form Centre in Churchill. Private schooling is available at Sidcot, a five minute drive away. For those travelling further afield access to the A38 and M5 Motorway network are within easy reach. There are mainline railway connections at Worle and Yatton. Bristol airport is within a 20-minute drive.



Entrance Porch

Upvc double glazed door to front. Shelving and coat hanging space. Glazed door to:

Entrance Hall

Radiator. Built-in cupboard. LVT flooring. Doors to the kitchen, downstairs bedroom and shower room.

Kitchen/Dining Room (21' 09" x 12' 04") or (6.63m x 3.76m)

Beautifully finished contemporary room, with dual aspect upvc double glazed windows and sliding patio doors to the all-weather lounge. LVT flooring. Plantation shutters. Exposed decorative beam. Extensive high quality fitted kitchen and island with Belfast sink. Built in appliances include a fridge/freezer, two ovens, gas hob and dishwasher. Open access to:





Living Room (21' 04" x 14' 11") or (6.50m x 4.55m)

Large principal reception room, with log burner, carpeted flooring, radiator, under-stairs cupboard, dual aspect Upvc double glazed windows and sliding doors to the rear garden, stairs to first floor landing.

All Weather Lounge (12' 04" x 11' 02") or (3.76m x 3.40m)

This agent's favourite part of this home! A gorgeous, fun living space to enjoy, raised up from the main garden with a lantern skylight in the roof to complete the look.

Study / Playroom (11' 08" x 10' 07") or (3.56m x 3.23m)

Upvc double glazed window, plantation shutters, radiator, door to utility room.

Utility Room (16' 02" Max x 14' 03" Max) or (4.93m Max x 4.34m Max)

Converted from the original double garage, providing a range of wall and base units, sink, space for appliances, loft access, LVT flooring and a door to the side porch. Door to:



Store Room (11' 01" x 6' 06") or (3.38m x 1.98m)

Internal room, partitioned within the utility, with shelving, power and light.

Side Porch

Door to front and rear. Tiled flooring.

Downstairs Bedroom 3 (15' 03" x 9' 08") or (4.65m x 2.95m)

An excellent guest room or master suite should you prefer to take a downstairs bedroom. Spacious bedroom with upvc double glazed window to rear, carpeted flooring, radiator, dressing area with double wardrobes to each side, door to:





En Suite

Upvc double glazed window to side. Radiator. Shower cubicle. WC. Pedestal wash basin.

Downstairs Bedroom 4 (10' 02" x 6' 08") or (3.10m x 2.03m)

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

Downstairs Shower Room

Upvc double glazed window to rear. Large walk-in shower unit, LVT flooring, WC, wash basin housed over a vanity unit, heated towel radiator.

First Floor Landing

Carpeted flooring. Velux skylight. Doors to:

Bedroom 1 & Dressing Room (26' 08" x 9' 09") or (8.13m x 2.97m)

A fabulous master suite with large dressing room that provides a range of built-in wardrobes and two Velux skylights, which leads to the bedroom area, that has dual aspect windows providing a stunning view towards the Welsh coastline, eaves storage cupboards and a door to the en suite.



En Suite

A luxury suite with free-standing bath as its centrepiece. Velux skylight, WC and wash basin enclosed within vanity units. LVT flooring. Heated towel radiator.





Bedroom 2 (13' 10" x 11' 07") or (4.22m x 3.53m)

Another spacious double bedroom with upvc double glazed windows, range of built-in wardrobes, carpeted flooring, radiator, door to:

En Suite

Velux skylight. WC, pedestal wash basin, shower cubicle, radiator.

Gardens

Beautifully landscaped gardens with ease of maintenance in mind, providing several stone paved areas to sit and enjoy the sunshine, as well as a lawn with a pathway leading to the Summerhouse at the end of the garden. Access to both sides of the property and the detached garage.

Garage

Detached garage with power and light, electric door to front and a door to the rear garden.

Gated Driveway

The property has a surprising amount of parking given the location, as you are able to park several vehicles off of the road, both behind the gates and in front of the garage.

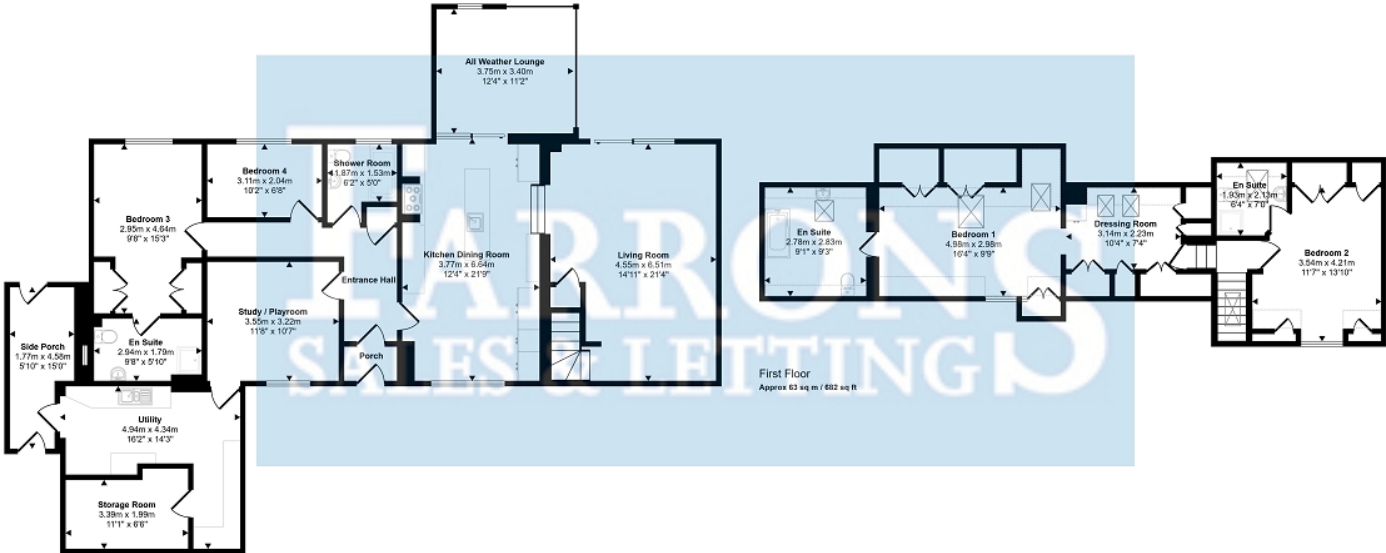
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
221 sq m / 2364 sq ft



Ground Floor
Approx 168 sq m / 1702 sq ft

Denotes head height below 1.5m

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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Mable Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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