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WINTERHEAD, SHIPHAM, SOMERSET. BS25 1RS



£1,600 MONTHLY

Passionate about Property

Stunning rural two bedroom cottage with a rear garden and parking area suitable for two vehicles, set in a peaceful idyllic location, yet within easy reach of local amenities in nearby Cheddar, Shipham, Axbridge & Winscombe. The property and location is truly one of a kind, and has the considerable benefit of water, sewage and buildings insurance charges included.

Council Tax Band: B

Location

Winterhead Hill Farm is on the outskirts of the village of Shipham, situated on the western edge of the Mendip Hills in a designated area of outstanding natural beauty. The village is approx. 8 miles from Bristol Airport and the M5 junction 21. The village has a primary school, award winning butcher/general store/newsagent, pub, garage, church and Village Hall. Kings of Wessex secondary School is in nearby Cheddar with private schooling at Sidcot. Additional amenities can be found in the nearby village and town of Winscombe and Cheddar.





Entrance

Entrance across neighbouring lawn (access only) via wooden door to:

Living Room (19' 0" x 11' 08") or (5.79m x 3.56m)

Door and double glazed picture window to the front of the property. Inglenook fireplace with log burning stove. Exposed beams, radiator, built-in double cupboard. Door to stairwell. Open access to:

Kitchen/Dining Room (15' 05" x 6' 11") or (4.70m x 2.11m)

Pretty fitted country kitchen with exposed beams, double glazed French doors to the garden, utility cupboard housing a washing machine. Fridge, dishwasher and double oven with electric hob.

First Floor Landing

Carpeted flooring, dual aspect double glazed windows, two cupboards (one housing gas boiler) doors to:





Bathroom

Velux skylight, WC, bath with shower over, radiator, separate heated towel radiator, vanity unit with inset wash basin.

Bedroom 1 (11' 09" x 9' 03") or (3.58m x 2.82m)

Gorgeous main bedroom with vaulted ceiling and exposed beams, double glazed window to front, carpeted flooring, radiator.

Bedroom 2 (12' 01" x 9' 06") or (3.68m x 2.90m)

Vaulted ceiling with exposed beams, carpeted flooring, loft access.

Gardens

Please note, use of the front garden is for access only from the parking area to the main entrance.

The rear garden has been laid with a large stone paved patio that meets an area of lawn to the borders.

Perfect for catching the afternoon sun in the peace and tranquility the location of this home provides.





Parking

Parking area for two vehicles with gated access to the front of the property.

PLEASE NOTE

Access to the property is difficult to drive through, and you will need to travel slowly based on the type of car you arrive in, due to the uneven lane that services the property. It will however be worth the wait when you arrive!

The front windows and door are due to be replaced.

The building insurance, water and sewage costs are included as part of the rental agreement.

Access to the front of the property across the lawn from the parking area is provided. Any further use of the front lawn is at the landlords discretion.

The property is available on a part furnished or unfurnished basis.



Material Information

Awaiting landlord comment.



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Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft

First Floor
Approx 37 sq m / 398 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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