



debbie fortune  
ESTATE AGENTS



Herongates

Shipham







# Herongates, Horseleaze Lane, Shipham, Winscombe, BS25 1UQ £895,000 (guide price)

- Exceptional detached family home of over 3000 sq ft, set in 0.56 acres
- Outstanding rural position with incredible views over the surrounding countryside
- Set at the end of a discrete private lane shared with just four other properties
- Sitting room/dining room plus ground floor study, conservatory and home office
- Four first floor bedrooms (three en-suite) plus family bathroom
- Fifth bedroom/office

A truly unique and spacious detached house of over 3000 sq ft, occupying a superb, elevated position with far reaching views and an exceptional landscaped garden.

## SITUATION

Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond. Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities are available, including butcher/stores, garage, public house and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School ([www.kowessex.co.uk](http://www.kowessex.co.uk)) is nearby and for sports and recreational amenities, Churchill Academy is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.

## DIRECTIONS

Travelling South on the A38 from Bristol, proceed into Churchill and follow the road past the turnings to Rowberrow and Shipham. Pass through Star and proceed up the hill slowing down and indicating left near the top. Turn left into Broadway and first right into Horseleaze Lane. Continue along the lane where you will find Herongates at the end set behind private gates.





## DESCRIPTION

Occupying a discrete position at the end of Horseleaze Lane, this exceptional family home lies just below the popular Mendip Village of Shipham and close to the Roman Road where the Shipham Hoard was discovered in 1986. Herongates enjoys a prominent and yet not isolated position with just a handful of other neighbours.

Approached via a secure gated entrance the driveway leads to ample parking for numerous cars that also leads to a substantial triple garage. Constructed in 1956 the property has been sympathetically extended over the years to offer what is now a well-balanced and flexible family home, perfect for a large family, or indeed those looking to co-habit with dependent relatives.

The property is entered via an internal glazed storm porch that leads to an inner hallway with a useful ground floor cloakroom. The principal rooms to the ground floor have a sunny south/westerly aspect which include a generous sitting room with a fantastic outlook onto the rear garden and a lovely feature fireplace, a second dining/drawing room with sliding doors that lead out to the good size conservatory, and a small study/home office with a view to the front. The traditional country style kitchen is fitted with a good range of Oak wall and base units. The kitchen features quality appliances including a Miele six ring ceramic hob with twin Neff ovens and a Miele dishwasher. From the kitchen a glazed door leads through to the handy utility room with access to a pantry cupboard also housing a water softener. There is space for a fridge/freezer, plumbing for a washing machine and provision for a tumble dryer. Within the utility is an internal doorway into one of the three adjacent garages.

On the first floor are the property's four individual bedrooms, three of which have en suite facilities, in addition there is a useful family bathroom. Worthy of particular mention is the large bedroom that is set to the far end of the house, it has for many years been used as a large home office/board room and benefits from the unusual quirk of having its own separate staircase which descends to a private lobby to the side of the property, along with a cloakroom. This would make an excellent fifth bedroom if required and has a fantastic under eaves storage cupboard.

It is very true to the say that the gardens that surround 'Herongates' are simply magical. Years of thoughtful landscaping have gone into creating what is a true spectacle to enjoy all year round. The hard and soft landscaping includes a series of enchanting outdoor entertaining/dining spaces that allow you to enjoy the incredible aspects over the garden. There is a semi-circular clipped box hedge that's leads through to a parterre garden with further raised flower beds, a neat row of three large greenhouses and a potting shed equipped with power and light. Curved, sweeping lawns are bordered by magnificent herbaceous borders with Clematis clad pagodas and a Japanese style gazebo featuring intricate fretwork panels, two of which carry the heron design synonymous with the name of the property. Adopting the Japanese principal of borrowed landscape, vistas through the boundary hedges draw the eye across the adjacent paddocks with panoramic views over the surrounding countryside towards the Bristol Channel. The garden is interspersed with an array of wonderful specimen trees and shrubs and the house is perfectly orientated to capture the afternoon and evening sunshine with generous entertaining terraces that include a deep crescent shaped fishpond set beneath a decorative stone veranda.

## PROPERTY INFORMATION

Tenure - Freehold

Council tax band – G

EPC rating – D

Broadband – Truespeed high speed internet

**Our vendor says...** Shipham itself is a lively village and offers a wide range of activities for all ages. We were welcomed by neighbours who have remained a group of close friends over 35 years.

**We have noticed...** A truly unique home with one of the most incredible gardens that we have seen for many years. In need of a little updating the property presents a wonderful opportunity for a buyer to renovate the house to make their own dream home.



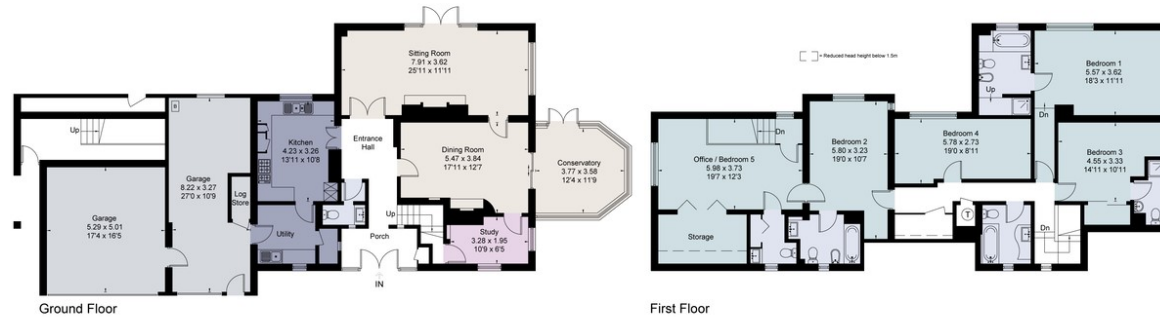






## Floorplan

Approximate Area = 281.6 sq m / 3031 sq ft  
Garages = 55.7 sq m / 599 sq ft  
Total = 337.3 sq m / 3630 sq ft  
Including Limited Use Area (3.7 sq m / 40 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 303903

# debbie fortune

## ESTATE AGENTS

T: 01934 862370

E: [salesadmin@debbiefortune.co.uk](mailto:salesadmin@debbiefortune.co.uk)

Bridge House, High Street, Congresbury, Bristol, BS49 5JA

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.