

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 842000

lettings@farrons.co.uk



SHIPLATE ROAD, BLEADON, NORTH SOMERSET. BS24 0NX



£950,000 FREEHOLD

Passionate about Property

Pine Tops is an exceptional detached family home occupying an enviable position on the edge of the highly sought-after village of Bleadon. Set within approximately 4.5 acres of grounds, the property enjoys an unrivalled setting with awe-inspiring panoramic views across the River Axe Valley towards the iconic Glastonbury Tor, creating a truly remarkable vista throughout the seasons.

Location

Pine Tops, Shiplate Road enjoys a sought-after position within the picturesque village of Bleadon, nestled between the Mendip Hills and Somerset Levels. Offering a peaceful rural setting with excellent connectivity, the village is just a short drive from Weston-super-Mare, Junction 21 of the M5 and Bristol Airport. Bleadon benefits from a village pub, church, village hall, play area and a thriving community, while nearby Weston-super-Mare provides extensive shopping, restaurants, leisure and rail links. Families are well served by Bleadon Church of England Academy, with the highly regarded Churchill Academy & Sixth Form and independent Sidcot School both nearby. Surrounded by beautiful countryside, scenic footpaths and bridleways, the area is ideal for walking, cycling and horse riding, with the Mendip Hills and Somerset coastline close at hand. (Into Bay)

Description

Beautifully combining generous family accommodation with an outstanding rural lifestyle, this impressive four-bedroom residence offers versatile living space perfectly suited to modern family life, while the extensive grounds provide endless opportunities for equestrian use, hobby farming or simply enjoying the peace and privacy of the surrounding countryside.

Rarely do homes of this calibre become available, offering an exceptional blend of space, spectacular views and an idyllic village setting, all within easy reach of excellent schools, commuter links and the North Somerset coastline. Pine Tops represents a unique opportunity to acquire a prestigious country home in one of the area's most desirable locations.

Approach & Parking

The property is approached up a long sweeping driveway from Shiplate Road, that really sets the tone for what you are about to visit. At the top, the parking areas to the front and rear of the property are easily accessible, with space for more vehicles than you could reasonably ever need!

From here you can access the main residence, gardens, land and the stables.





Entrance Hall

Range of upvc double glazed windows and a door to the front elevation. Parquet flooring. Radiator. Stairs to the first floor and doors to:

Living Room (18' 02" x 13' 03") or (5.54m x 4.04m)

Attractive principle reception room with triple aspect double glazed windows and doors to the gardens. Log burner. Carpeted flooring. Two radiators. Glazed French doors and side panels to:

Dining Room (13' 10" x 12' 01") or (4.22m x 3.68m)

Double glazed windows to side. Carpeted flooring. Radiator. Built-in bookcase. Serving hatch from the kitchen.

Lounge / Bedroom 4 (13' 06" x 11' 11") or (4.11m x 3.63m)

Large double glazed window to front, carpeted flooring, radiators, log burner. Wall mounted air conditioning unit.

Kitchen / Breakfast Room (16' 01" x 10' 05") or (4.90m x 3.18m)

Two double glazed windows providing a view of the gardens to the rear. Extensive fitted kitchen with granite work-surfaces, space for appliances, 'Smeg' range oven with 7-ring gas hob over, built-in dishwasher, two built-in cupboards, radiator, tiled flooring, door to:

Utility Room (13' 01" x 7' 09") or (3.99m x 2.36m)

Double glazed windows and doors to either side, accessing the gardens, parking area and garage. Fitted range of wall and base units, sink, tiled flooring and space for appliances.

Downstairs Shower Room

Double glazed window. Contemporary updated suite that includes an enclosed WC, wash basin, corner shower cubicle, tiled walls and flooring, heated towel radiator.





Downstairs Bedroom 3 (10' 09" x 10' 07") or (3.28m x 3.23m)

Double glazed window to side, radiator, carpeted flooring.

Landing

Large double glazed window providing panoramic views over the area. Carpeted flooring. Doors to:

Shower Room

Updated shower room that includes a WC, bidet, wash basin, corner shower cubicle, heated towel radiator and a double glazed window overlooking the rear gardens.

Bedroom 1 (12' 08" x 9' 09") or (3.86m x 2.97m)

Double bedroom, double glazed window, radiator, carpeted flooring, door to:

Walk in Wardrobe (14' 09" x 4' 08") or (4.50m x 1.42m)

Extensive walk-in wardrobe with hanging rails, skylight, carpeted flooring.

Bedroom 2 (13' 07" x 9' 06") or (4.14m x 2.90m)

Double glazed window to rear. Carpeted flooring. Radiator. Built-in cupboard.





Walk in Wardrobe (8' 07" x 4' 07") or (2.62m x 1.40m)

The room was previously an en suite with a shower installed. This has been removed and now used as a walk in wardrobe. Tiled walls. Skylight. Heated towel radiator.

Double Garage (17' 09" x 15' 09") or (5.41m x 4.80m)

Electric door to front. Power and light. Door to the rear. Access to loft space, which subject to consent, could be converted to a study or gym space.

Formal Gardens, Studio & Adjoining Fields

The beautifully landscaped gardens provide an idyllic setting for outdoor living, combining expansive level lawns with mature trees, established shrubs and attractive stone retaining walls to create a private and peaceful environment. A superb detached garden studio enjoys a sun terrace overlooking the formal gardens, offering a versatile space for entertaining, working from home or simply relaxing amidst the tranquil surroundings. Beyond the gardens, adjoining fields extend the grounds and reveal truly spectacular panoramic views from this elevated position atop the Mendip Hills. Sweeping vistas stretch across the River Axe Valley towards the iconic Glastonbury Tor, taking in an ever-changing patchwork of rolling countryside, woodland and farmland. Whether enjoying a morning coffee or watching the sunset, this exceptional outlook is a rare and captivating feature that perfectly complements the property's outstanding rural setting.

The Stables

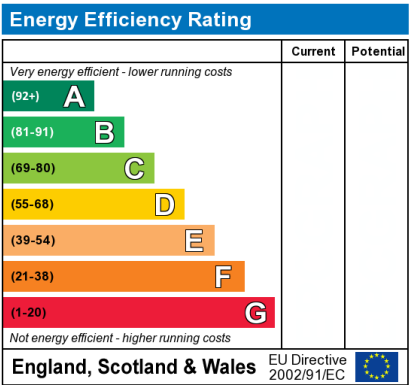
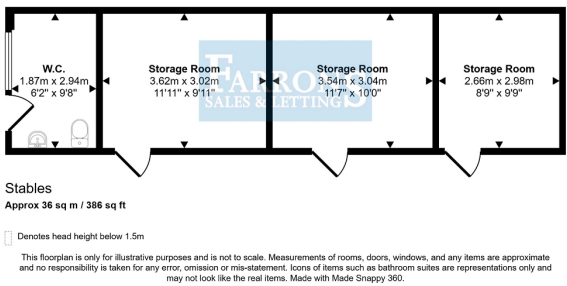
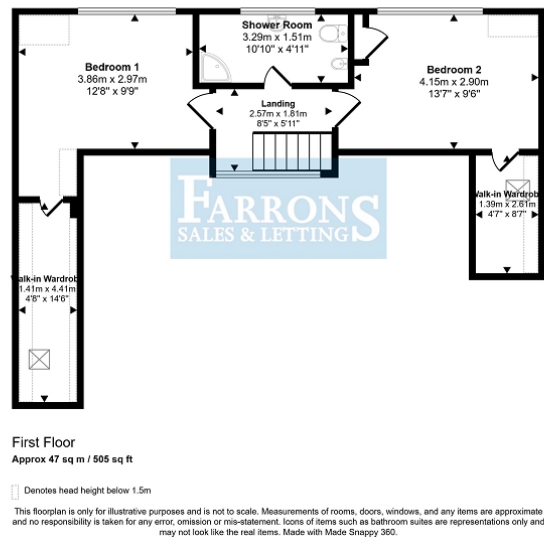
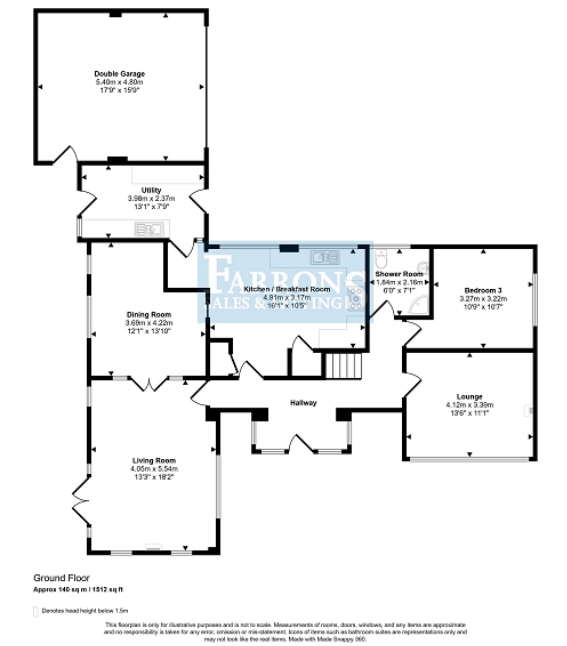
Detached outbuilding that consists of two stables, a log store and another room with a WC for added convenience.

Greenhouse, Vegetable Garden & Orchard

To the rear of the grounds, accessible from the formal gardens as you make your way through to the field beyond, is a generous area of ground given over to a highly productive vegetable garden and orchard. Here you will find a greenhouse, as well as well fenced and protected raised beds. Further on, you will find the orchard. Again, well fenced and protected from wildlife, with a range of apple and fruit trees to enjoy.



Passionate about Property



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