



BROADWAY, SHIPHAM, SOMERSET. BS25 1UA



£195,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Turnpike Cottage is a historic early-19th-century building that was converted to a cottage following its life as a tollhouse. Built around 1827 for the Wedmore Turnpike Trust, which was responsible for maintaining and collecting tolls on the route at that time, the cottage is now a delightful one bedroom home with gardens and a gated driveway. The property is now in need of remedial work throughout to return it to its former glory.

Description

Turnpike Cottage in Shipham, Somerset, is a historic early-19th-century tollhouse that survives as a cottage associated with the turnpike road network. It was built around 1827 for the Wedmore Turnpike Trust, which was responsible for maintaining and collecting tolls on the route at that time. The building's distinctive L-shaped plan, stone construction and segmental pantile roof reflect its original function as a toll collection point along the turnpike road. Due to its architectural and historic interest as a relatively intact example of a toll house, Turnpike Cottage was added to the National Heritage List for England as a Grade II listed building on 9 February 1961. Grade II status marks it as a nationally important structure of special interest, providing it with legal protection against unsympathetic alterations and preserving its character for future generations to enjoy.

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.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead onto New Road and continue for approximately 'be mile. Proceed through a right-hand bend and bear left immediately after the filling station, still on New Road. Enter the village of Shipham onto Turnpike Road, and the cottage will be found on your right-hand side, on the corner of Broadway.

Entrance

Entered via wooden door accessed from the front garden to:

Kitchen/Dining Room (14' 10" Max x 12' 02" Max) or (4.52m Max x 3.71m Max)

L-shaped room with range of dual aspect windows, with a fitted kitchen, space for appliances, electric heater, vinyl flooring, access to:

Inner Hallway

Carpeted flooring, access to lounge, door to:





Wet Room

Window to rear. WC. Pedestal wash basin. Shower area. Part tiled walls.

Lounge (13' 03" x 12' 10") or (4.04m x 3.91m)

Charming room with a range of windows, electric heater, fireplace with log burner, door to:

Bedroom (10' 09" x 10' 05") or (3.28m x 3.18m)

Double bedroom with several windows, carpeted flooring, electric heater, built-in cupboard.

Gated Driveway

Gated driveway that provides off street parking for one vehicle. A small vehicle could also be parked in front of the gates. Access to gardens.



Gardens

Small area of garden to the front with a natural stone wall border.

The rear garden is quite private, with a level lawn and mature shrubs and trees at the top. The garden then extends down a slope to another secluded area of garden at the rear.

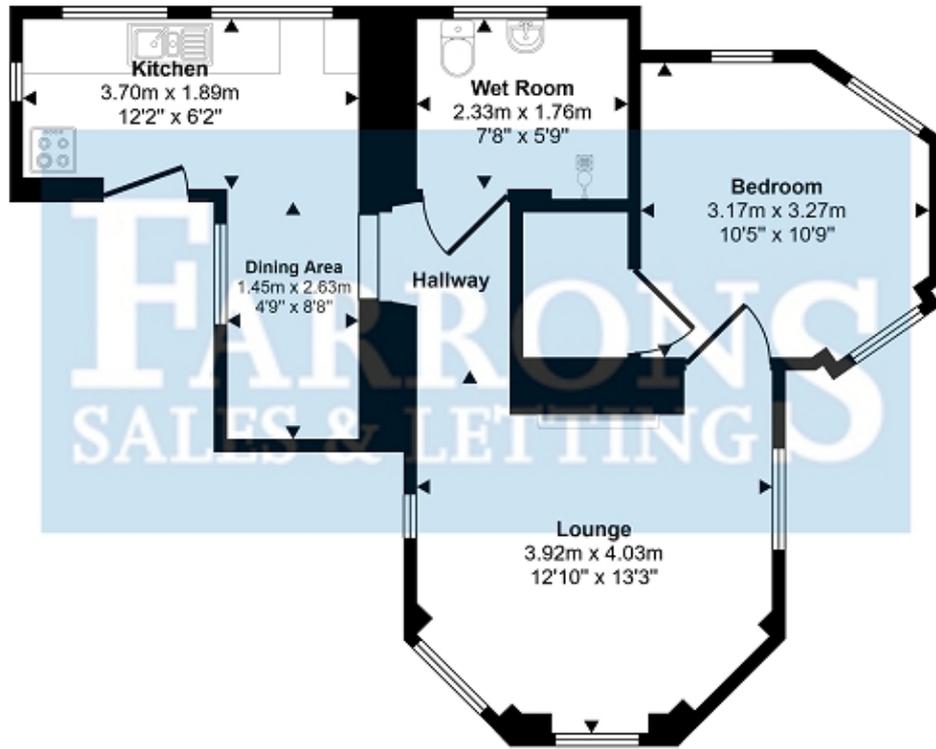
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
48 sq m / 513 sq ft



Floorplan

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
<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