



**Top Road, Shipham**  
**£450,000**



**debbie fortune**  
ESTATE AGENTS [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 1**

Positioned in an elevated and exceptionally peaceful setting on the edge of Shipham, Windyridge is a detached home offering generous proportions, wonderful views, and clear potential for further enhancement.

The house is approached via a useful entrance porch, leading into a central hallway. The ground floor accommodation is well balanced, comprising a good size sitting room featuring a characterful stone-built fireplace, a separate dining room, and a kitchen overlooking the surrounding greenery. The kitchen is a light and airy space, fitted with a range of wooden units providing ample storage and generous worktop space, along with integrated appliances including an oven and separate hob. A convenient cloakroom/WC completes the ground floor.



Upstairs, there are three well-proportioned double bedrooms, all enjoying a pleasant outlook and served by a spacious family bathroom fitted with a bath, walk-in shower, wash basin and bidet, with a separate WC. While the property would benefit from updating, it has been well maintained and offers an excellent canvas for improvement.

Externally, the property truly comes into its own. The elevated position provides far-reaching views across the surrounding countryside, with a real sense of privacy and tranquillity. The gardens are mature and particularly attractive, offering a variety of established planting and pleasant areas to enjoy the setting. There is also the benefit of outbuildings providing useful additional storage. Ample off-road parking and a large garage further enhance the practicality of the home.



### What We Love About The Property...

We particularly appreciate the quiet peaceful setting and the sense of space that comes with the elevated position. It's a rare opportunity to secure a home in such a tranquil spot, with wonderful views and clear potential to make it your own.

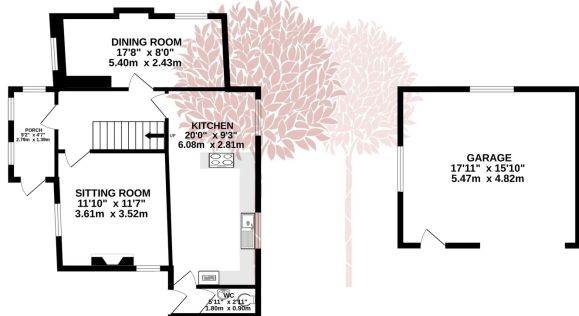
**Material Information:** This property operates on gas central heating. Council tax band: E EPC Rating: D



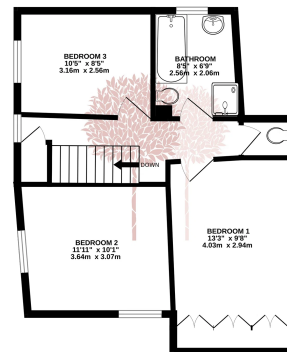


**Situation:** Shipham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural 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 Lutsgate and access to the mainline railway station at Yatton.

GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



**Directions:** Travelling into Shipham from the Cheddar direction, proceed into The Square which is opposite Hansfords and The Penscot Inn. Turn right into Folly Lane and continue to the top of the road and bare right into Top road, the property is up a slight hill leading off Top road and is located behind batch farm at the very end of the driveway.  
*What?Words: ///marine song dries*