Long Orchard Chapel Lane Cleeve BS49 4PL

£375,000

marktempler
RESIDENTIAL SALES

Property Type	How Big
Bungalow - Detached	1069.60 sq ft
Bedrooms	**Reception Rooms**
3	1
Bathrooms	**Warmth**
1	Gas central heating
Parking	**Outside**
Off street & garage	Front, side & rear
EPC Rating	**Council Tax Band**
E	D
Construction	**Tenure**
Traditional	Freehold

A rare opportunity to acquire a property set within a plot of approximately 0.6 acres, beautifully tucked away in the village of Cleeve. Occupying a generous and private position within its plot, Long Orchard is a detached bungalow offering well-proportioned and versatile accommodation, now presenting a superb opportunity for purchasers seeking a home to update and personalise. The internal layout is arranged across a single level and comprises a welcoming entrance hall providing access to all principal rooms. The sitting room is to the front and boasts a dual aspect, log burning stove, and affords views across the neighboring countryside, whilst the kitchen/breakfast room offers ample space for informal dining and has the potential to be reconfigured or extended, subject to the necessary consents. There are three well-proportioned bedrooms in total, alongside a wet room servicing the living accommodation. In addition, there is the potential to create an internal access to a garage/store, adding further flexibility for storage or conversion. The property is in need of comprehensive modernisation throughout, however the scope, room sizes, and layout provide an excellent canvas for improvement, extension or redevelopment, allowing the next owner to create a home tailored precisely to their requirements. Importantly, the property is offered to the market with no onward chain, ensuring a straightforward purchase.

Set within a substantial plot extending to approximately 0.6 acres, the grounds surrounding Long Orchard are one of its most appealing features and afford an enviable amount of space, along with attractive rural outlooks. The gardens are predominantly laid to lawn and interspersed with established trees and hedging, creating a sheltered environment while still offering scope for landscaping, re-design or further planting. There is also access to a coal bunker, adding to the charm and intrigue this wonderful property offers. A driveway provides ample off-road parking and leads to the detached garage, which is of a good size and suitable for both vehicle storage and workshop use. The scale of the plot offers significant potential, whether for those wishing to extend the existing dwelling, create additional outbuildings or simply enjoy the sense of openness and space that such land provides, subject always to relevant planning permissions. The property is discreetly positioned and accessed via a bridleway which benefits from vehicular access, reinforcing the tucked-away nature of the setting and adding to the feeling of privacy and seclusion.

Chapel Lane is a quiet and lightly trafficked country lane, well regarded for its semi-rural feel while remaining conveniently placed for access to the surrounding villages and commuter routes. Cleeve itself sits between the villages of Yatton and Backwell, both offering a comprehensive range of amenities including shops, schools, cafés, public houses and mainline rail stations with direct services to Bristol and beyond. The area is well served by road links with the A370 and M5 providing access to Bristol, Weston-super-Mare and the wider North Somerset and South West regions. The immediate surroundings are characterised by open countryside, bridle paths and footpaths, making the location particularly attractive to those who enjoy walking, cycling and outdoor pursuits. Properties in plots of this size, offering such clear potential and privacy, are rarely available, and Long Orchard represents an exceptional opportunity for buyers seeking space, scope and a desirable rural setting, all within easy reach of everyday facilities.

A wonderful opportunity, set within a substantial plot, in Cleeve

HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.

About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

BROADBAND
Broadband is available with the highest available download speed 49 Mbps and the highest available upload speed 9 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

PLANNING PERMISSION
There are pending and approved planning permissions within the local area, we advise you to make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.

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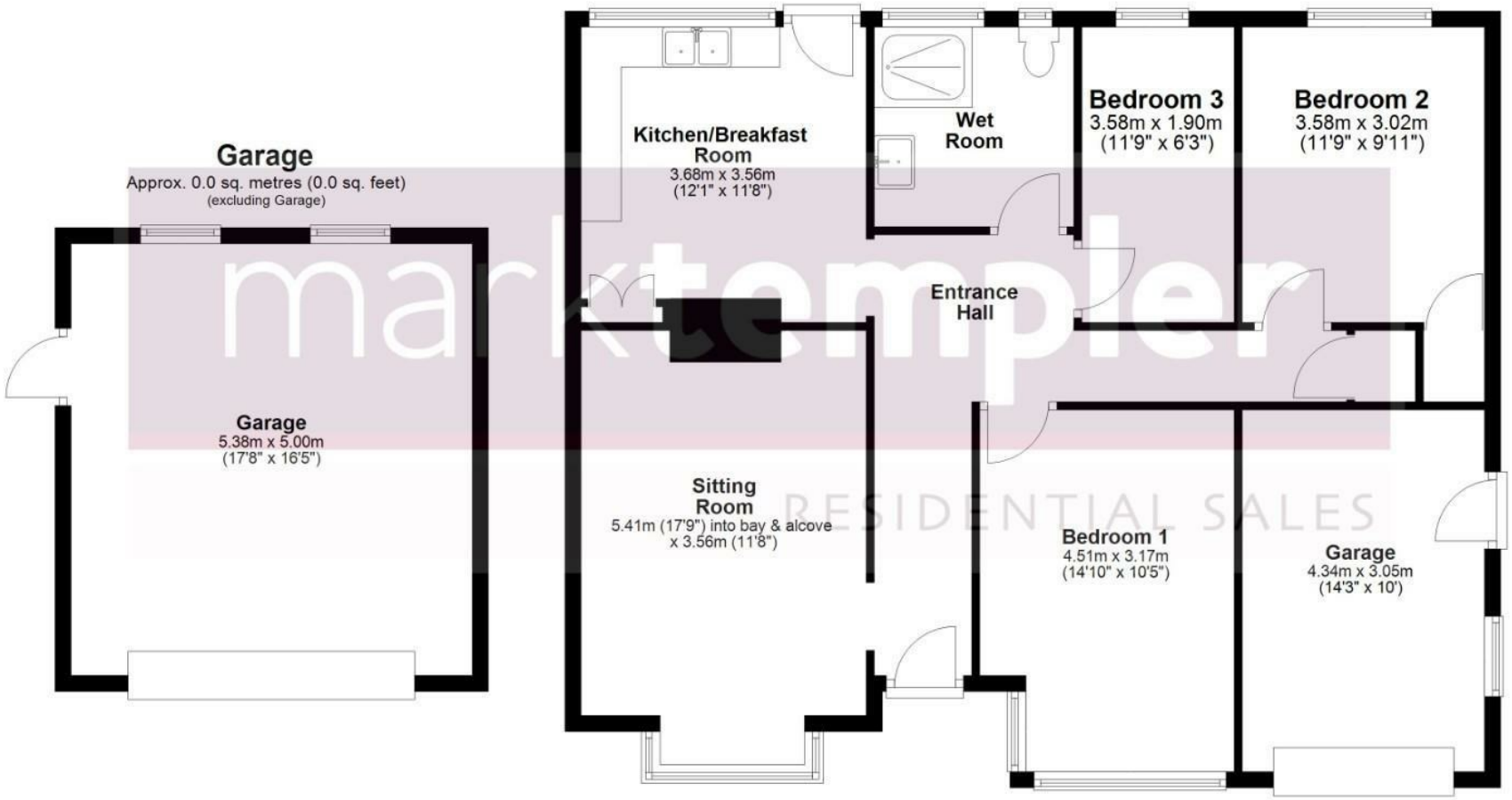
Ground Floor

Approx. 99.4 sq. metres (1069.6 sq. feet)



Total area: approx. 99.4 sq. metres (1069.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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