

Appleton House Mead Lane Sandford BS25 5RG

£950,000

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Property Type

House - Detached



How Big

4209.00 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

2



Warmth

Gas central heating



Parking

Off street parking



Outside

Front & rear



EPC Rating

D



Council Tax Band

F



Construction

Traditional



Tenure

Freehold

An elegant and substantial detached period residence, Appleton House occupies a wonderful position within the highly regarded village of Sandford and offers a rare combination of character, space and versatility. Believed to date from the late Victorian period, this handsome family home has been sympathetically improved over the years, retaining a wealth of charm and original detail while providing beautifully balanced accommodation suited to modern living. Arranged across three floors, the main house is entered via a welcoming hallway and boot room, with a cloakroom positioned conveniently nearby. The ground floor offers a superb selection of reception space, ideal for family life and entertaining alike. The principal sitting room is a particularly inviting room, enhanced by wooden flooring, attractive proportions and a striking double-sided fireplace with log burning stove, which also serves the adjoining dining room with orangery style lantern light window. This wonderful dining room enjoys an abundance of natural light, with windows enjoying views across the grounds and garden. The kitchen breakfast room sits at the heart of the home and is fitted with a range of traditional hand-built timber cabinets, creating a warm and timeless country house feel. A useful utility room provides further practicality, while an additional study or snug offers flexibility as a home office, playroom or quiet retreat. The first floor provides three generous double bedrooms, including a delightful principal bedroom suite with en-suite shower room, alongside a stylish family bathroom with freestanding bath and separate shower. The second floor offers a further room, currently arranged as the fourth double bedroom, with eaves storage and charming views over the surrounding countryside.

The setting is one of the true highlights of Appleton House, with the property standing proudly within beautifully landscaped grounds in excess of half an acre. A sweeping driveway provides ample off street parking and creates a fitting approach to the house, while the gardens wrap naturally around the home and enjoy a lovely sense of maturity and privacy. Expanses of lawn are complemented by established planting, fruit trees, well stocked borders and a raised terrace, ideal for outdoor dining and entertaining during the warmer months. To the rear, a characterful covered porch with decorative ironwork provides a sheltered seating area, perfectly placed to enjoy the garden and rural outlook. The detached one-bedroom annexe is a superb addition, offering independent accommodation for relatives, guests or potential income use, with its own sitting room, kitchen, bedroom and shower room. Further outbuildings and workshop spaces provide excellent scope for those requiring storage, hobbies, studio space, a gym or further home working facilities, making the property as practical as it is attractive.

Mead Lane is a desirable village setting within Sandford, a well regarded North Somerset village positioned on the edge of the Mendip Hills and surrounded by attractive countryside. The village is home to the renowned Thatchers Cider estate, The Railway Inn and access to the Strawberry Line, providing a wonderful route for walking and cycling through the surrounding landscape. Everyday amenities can be found in nearby Winscombe, with a broader range of shopping, schooling and leisure facilities available in Weston-super-Mare, Clevedon and Bristol. The area is well placed for commuters, with access to the A38, A370 and M5 motorway network, while mainline rail services are available from Yatton and Weston-super-Mare. Bristol Airport is also within reach, making the location convenient for both regional and national travel. Appleton House is a truly special country village home, offering elegant accommodation, impressive grounds, independent annexe space and remarkable flexibility in one of North Somerset's most desirable village locations.







## Elegant country residence within a rural setting on the fringes of Sandford



### 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

UTILITIES  
Mains electric  
Mains gas  
Mains water  
Mains drainage

HEATING  
Gas fired central heating

BROADBAND  
Superfast broadband is available with the highest available download speed 80 Mbps and the highest available upload speed 20 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

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 their knowledge.



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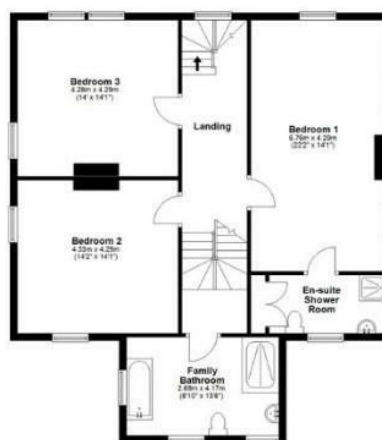




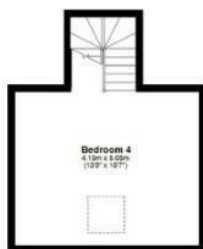
Ground Floor



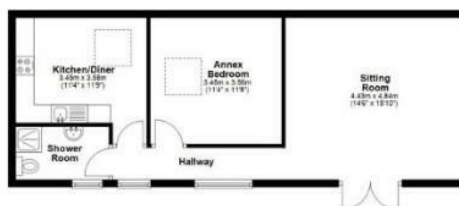
First Floor



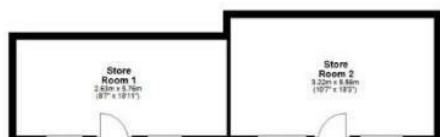
Second Floor



Annex



Outbuilding



**Appleton House, Mead Lane, Sandford, North Somerset, BS25 5RG**

Approximate total area  
4209.0 sq ft (391 sq metres)

Approximate house area  
2992.1 sq ft (278 sq metres)

Approximate annex area  
582.3 sq ft (54.1 sq metres)

Approximate outbuildings area  
634.6 sq ft (59 sq metres)

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 responsibility 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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