

**School Lane, Rowberrow**

**£435,000**

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**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

Home Port is a delightful detached dormer bungalow, situated in a privileged position in Rowberrow,  in the stunning AONB of the Mendip Hills. Having been in the same families ownership since the mid 1960's the property is now looking for new owners to fully embrace the outdoor lifestyle that this incredible setting has to offer.

Set in a gently elevated position up its own private drive, this chalet style home now requires some modernisation and potentially extending (subject to the necessary consents) to create your own dream home and enjoy your own lasting memories. To the front of the house the gated driveway leads up to a generous parking area with access to a good sized single garage. The entrance to the house is sheltered by a handy open porch which also has a door leading you through to the back garden. You enter the house directly into the kitchen, where you will find a traditional range of units with a sink, space for a cooker and plumbing for a dishwasher or washing machine. The kitchen still features the original coal fired Rayburn, which although hasn't been used in recent years could be refurbished for use or adapted to function off electricity. There are dual aspect windows a handy pantry/store cupboard with cold shelves and a further cupboard to the side of the Rayburn.

The sitting room lies beyond the kitchen and is another delightful dual aspect room, with patio doors to the front leading out to the garden, and stairs to the rear leading to the first floor. Within the room is a lovely tiled fireplace with an original Belling stove which make a homely focal point to the room. On the ground floor there are two other versatile rooms plus a modern shower room, the two other rooms have both been utilised as bedrooms in the past but could also be used as a separate dining room, home office/study, or even one as a children's play room.

Moving onto the first floor you will find two further bedrooms and a large dual aspect sitting room with some eaves storage. One of the bedrooms could fit a small double and the other is a single bedroom. All the first floor rooms are blessed with lovely far reaching views out over the village and surrounding countryside, and all rooms have eaves for storage.

Outside, you will find the main south facing garden to the front of the house which features a large area of lawn with established borders housing a number of small trees/plants and shrubs, there is a second area of lawn to the opposite side of the driveway from which the views towards the wooded hillside of Dolberrow are absolutely breath-taking.

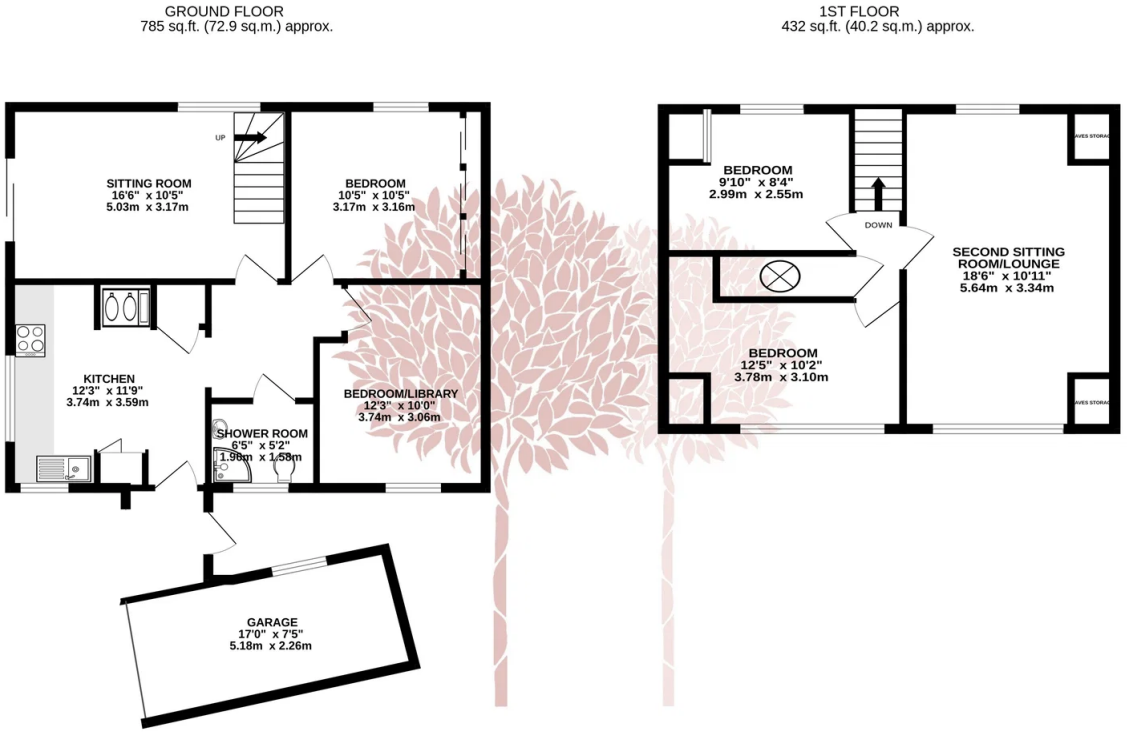
To the rear more sheltered side of the house there is a small garden with space for a shed and greenhouse and even the original coal bunker!
















**What we love about this property...** Whilst the property is in need of some updating, it has been well maintained with documentation relating to improvements and the upkeep of the house extending back for many years.

**Situaton:** Rowberrow is a picturesque hamlet situated close to the village of Shipham nestling in the North Somerset countryside. Although Rowberrow does have a popular public house and a church, further more extensive facilities can be found in the surrounding villages. Indeed, Rowberrow is well served by both primary (www.shiphamfirst.co.uk) and middle schools (www.fairlands.somerset.sch.uk) in Cheddar and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with the Mendip Hills close by. 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 in Shipham are available, including post office/stores, garage, public house, hotel and further shopping facilities are available at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot, and the Downs School at Wraxall is within easy reach. In the state sector, Kings of Wessex School (www.kowessex.co.uk) is nearby and for sports and recreational amenities, Churchill School 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 Lulsgate and access to the mainline railway station at Yatton.

**Directions:** On the A38 from Churchill traffic lines continue up the hill towards Sidcot and as the road bears sharply to the right take a left turn signposted to Rowberrow. Continue up this road passing firstly the church and then the Swan Inn and take an immediate left turn into School Lane.

**What3Words:** ///compacts.harshest.wisely

**Material Information:** This property operates on electric heating. Council tax band: D  EPC Rating: tbc