



Paulmont Rise, Temple Cloud
£399,950





Bedrooms: 3

Bathrooms: 1

Receptions: 2

9 Paulmont Rise is perfect turn key purchase for buyers looking for a stylish, low maintenance, modern home which they can simply move in, unpack and start living. The property has been subject to a meticulous schedule of renovation over recent years by the current owners, who have transformed the house into a sophisticated, light and airy property which has to be viewed to be fully appreciated.

Approaching the house to the front there is a smart brick paved driveway offering ample parking for two vehicles that leads to a single garage, and to the right a pathway leads around to the side garden and to the rear. Entering the house there is a useful storm porch with a lovely geometric tiled floor, off the porch you will find a handy ground floor cloakroom.



Continuing through the stylish oak panelled door you continue into a stunning sitting room with stairs rising to the first floor and a doorway and open arch to the rear. The sitting room features a luxurious desert oak effect herringbone floor, that continues through into the kitchen/dining room, there is also an elegant feature fireplace with beautiful Mandarin stone tiles.

The kitchen/dining room can be accessed by either an open doorway or a large arch which brings lovely southerly light into the sitting room. The kitchen is well fitted with a range of attractive shaker style, modern units, in a rich dark blue colour palette with muted brass fixtures. The cabinets are complimented by a stylish quartz counter top, including the superb island unit which has a neat breakfast bar. The kitchen is integrated with a dishwasher, fridge/freezer and an under counter sink, there is also an integrated bin draw as well as having space for an electric cooker with extractor hood over. 'French' doors to the rear of the room flow out to a sunny patio area that then leads to the garden and there is a small store cupboard and a door leading to the utility room.



The utility room is in a lean-to timber extension and can also be utilised as home office or craft room, there are a number of additional kitchen units and plumbing for white goods, there is a door to the rear out to the garden and an internal door into the garage which is great for storage and outdoor items and is partially boarded in the loft.



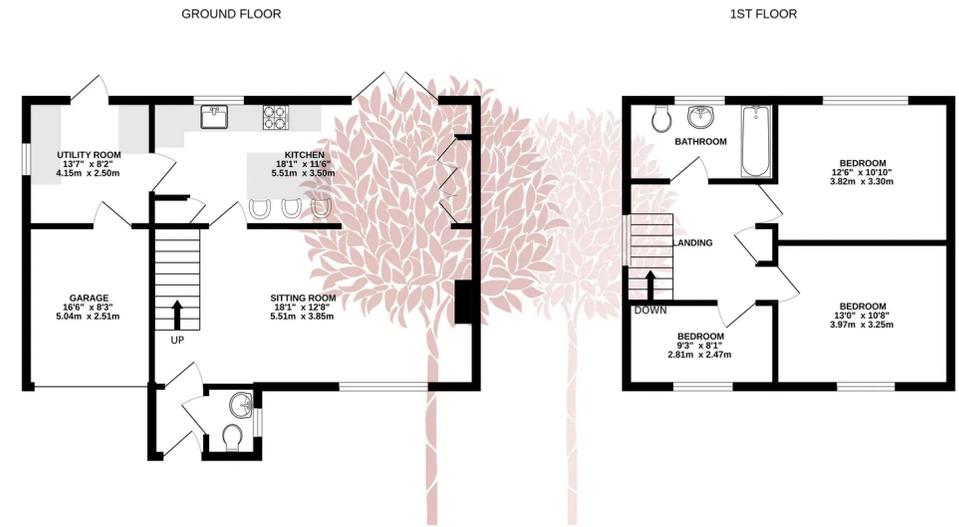


Moving onto the first floor you will find three beautifully presented bedrooms and a superb family bathroom. To the front of the house there is the largest double room and a smaller child's size bedroom, whilst to the rear is another good sized double bedroom which is blessed with incredible views out to the rear over the roof tops of the neighbouring houses to the stunning countryside beyond. Completing the first floor is the chic family bathroom which is fitted with a designer white suite with beautiful fixtures and fittings including Mandarin stone floor and wall tiles a plush antique brass rain fall shower and an oversized sink with a two vanity cupboard under.

Outside, the property is blessed with an almost due south facing garden that enjoys excellent views out to the rear towards the local countryside from a well positioned terrace. Pretty flower bed borders add a splash of colour and established trees and shrubs to the boundaries afford the garden excellent privacy. There is also the fantastic extra benefit of a discretely positioned 'Asgard' secure steel bike shed, water taps to both the front and rear of the house, and an electric charging point to the front drive.



The house is wonderfully located to enjoy the great outdoors with miles of fabulous countryside walks quite literally on your doorstep. If you are looking for a low maintenance and beautifully presented home is a peaceful well regarded cul de sac then this property is most definitely worth your consideration.



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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Situation: Temple Cloud offers good access to Bristol, Bath and Wells. Within the village there is a primary school, petrol station, public house, general store and doctors surgery whilst the neighbouring towns and cities of Midsomer Norton and Wells provide a wider range of local facilities. Mainline rail services are available from Bristol and Bath whilst Bristol International Airport is a short drive away. The surrounding area has a number of facilities including several farm shops, golfing at Farrington Gurney, sailing at the Chew Valley lakes and tennis at Pensford and the schooling in the area is excellent.

Directions: Travelling into the village of Temple Cloud along the A37 from Bristol. Take the right hand turning into Paulmont Rise just before the petrol station and garage. Proceed along the lane for a short while and the property can then be found on the left hand side with a Debbie Fortune Estate Agents for sale board to the front.

What3words: ///lost.elevator.slopes

