Olive

ESTATE AGENTS









# Edelweiss North Down Lane, Winscombe, BS25 1SL
# £635,000

*** LARGE FOUR BEDROOM DETACHED BUNGALOW *** SNUG/FAMILY ROOM *** MAIN LIVING ROOM WITH GALLERIED STYLE LOUNGE AREA *** KITCHEN/DINING ROOM *** UTILITY/BOOT ROOM *** EN SUITE BATHROOM TO THE MAIN BEDROOM *** LARGE, BEAUTIFULLY DESIGNED AND PRIVATE REAR GARDEN WITH WORKSHOP *** SAT IN JUST OVER A 1/4 ACRE PLOT *** TANDEM GARAGE *** CAR PORT *** PARKING FOR FIVE/SIX VEHICLES *** LOCATED IN THE POPULAR VILLAGE OF SHIPHAM ***

This spacious and immaculately presented detached bungalow is set on a quiet lane in the desirable village of Shipham. Recent upgrades include a new kitchen and bathroom. The beautiful and well-established gardens provides a tranquil place, perfect for enjoying the lovely tiered patio. With four bedrooms, including a master suite with an en suite and direct access to the garden, this property offers flexible layout, huge amounts of space and storage, and off street parking for several vehicles. There is also potential to create additional rooms in the roof, subject to obtaining the necessary planning consents.

Agents Notes:-

EPC (tbc), Council Tax Band D, Freehold, Oil fuel, UPVC double glazed windows throughout.

## Entrance Hallway

The hallway has wood effect Karndean flooring, cupboard complete with shelving, doors to the snug/family room, bedrooms two, three and four, the kitchen/diner and sliding door to the roof space.



## Snug/Family Room

A front aspect room, cast iron wood burning stove sat on a stone hearth and doors to the main living room.







## Main Living Room

A triple aspect room with French doors to the front leading to a small veranda and patio, a side aspect window and large picture windows to the rear. There is an assortment of ceiling spotlights, ceiling lights and wall lights. This is a split level room with a small set of stairs leading to the galleried style lounge area. Door to the kitchen/dining room and stairs leading down to the main bedroom suite.

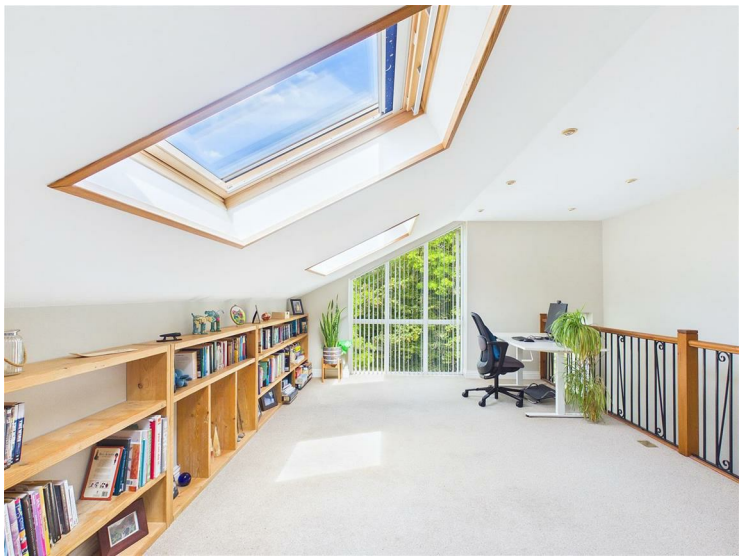






## Galleried Style Lounge

This lovely area has three Velux windows and would make a perfect library or office area. It looks out onto the garden.



## Kitchen/Dining Room

A rear aspect room with a window overlooking the garden, wood effect Karndean flooring, fitted with a range of base and eye level units with a quartz worktop over, eye line cooker with microwave oven above, a

five ring induction hob with quartz splashback and extractor hood above, integrated fridge freezer, integrated dishwasher, built in ceramic sink with mixer tap over, door to cupboard housing the water tank and a central island.
There is an opening to the dining area which has plenty of space for a table and chairs. Door to a utility/boot room.









## Utility

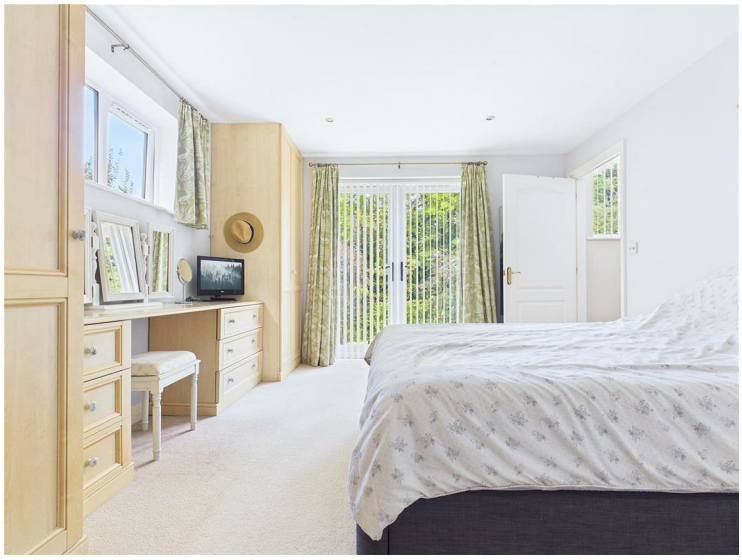
A rear aspect room with wood effect Karndean flooring, ceiling spotlights, base and eye level units with a quartz worktop over, one and a half bowl sink, space for three appliances which are currently a washing machine, tumble dryer and freezer, tall cupboards and integrated wine rack to one wall, extractor fan, door to the rear garden.





## Main Bedroom

A rear and side aspect room with a side aspect window and large French doors to the rear garden, ceiling spotlights, door to a dressing area cupboard and door to under house storage, a combination of built in wardrobes, drawers and dressing table, door to an en suite bathroom.

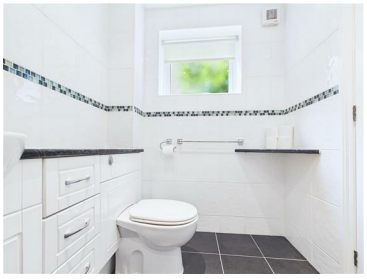






## En-Suite

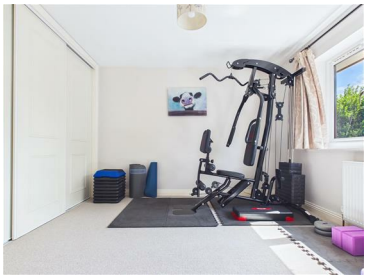
A fully tiled side aspect room with a P shaped bath and glass shower screen, WC with hidden cistern, wash hand basin with a combination of cupboards and drawers underneath, extractor fan.

**Bedroom Two**
A front aspect room with built in wardrobes to one wall with sliding doors.




**Bedroom Three**
A rear aspect room with built in wardrobes to one wall with sliding doors.

**Bedroom Four**
A front aspect room which is currently set up as an office.



**Family Bathroom**
A rear aspect room with an obscure window, tile effect vinyl flooring, bath and a separate double shower enclosure housing a mains shower system, two ladder style radiators, WC with hidden cistern, wash hand basin with cupboards underneath and a quartz plinth over






**Rear Garden**
A beautifully designed and well-established garden which features several access points from the bungalow. It includes a spacious, tiered patio, perfect for outdoor furniture, a shingle stone area with a log store, and steps leading to the access door of the tandem garage. Additionally there is an outdoor tap and lighting.
The main section of garden is predominantly laid to lawn bordered by flowers and shrubs. A pergola provides access to this area. A shingle stone path leads to the side of the property, which in turn takes you to the front garden. To the side, you'll find a lawn. In the garden there is also access to the cellars.
At the bottom of the garden, is a garage which would make a perfect workshop or garden store.











## Driveway and Parking

To the front of the property is a tarmac driveway which has off street parking for five/six vehicles. There is a car pot which has a drop down loft hatch, and access to a tandem garage. There is a lawn area with well established borders.

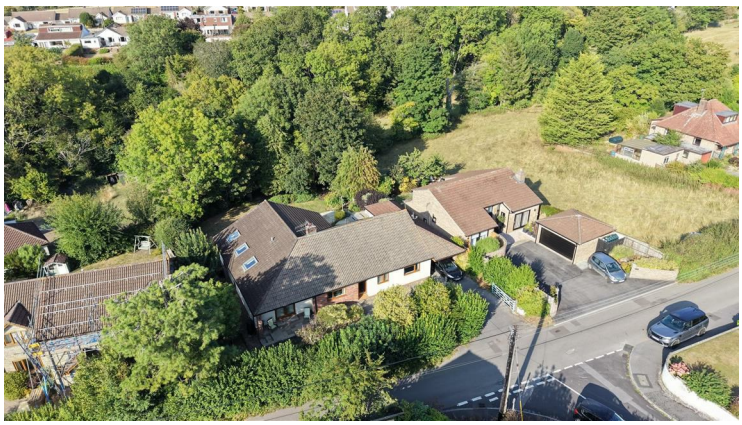
## Drone Photos







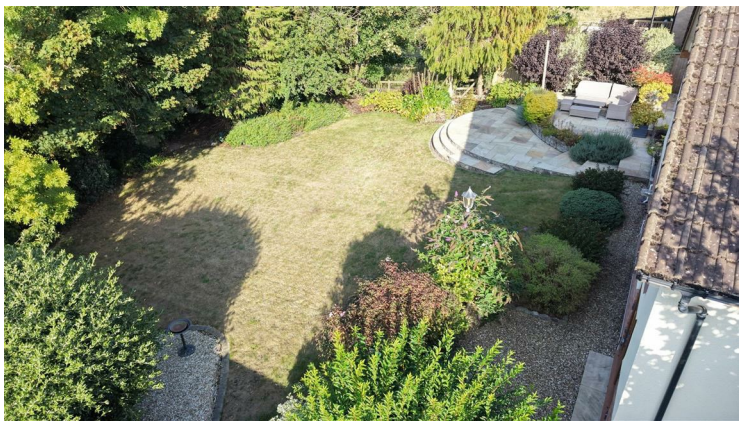


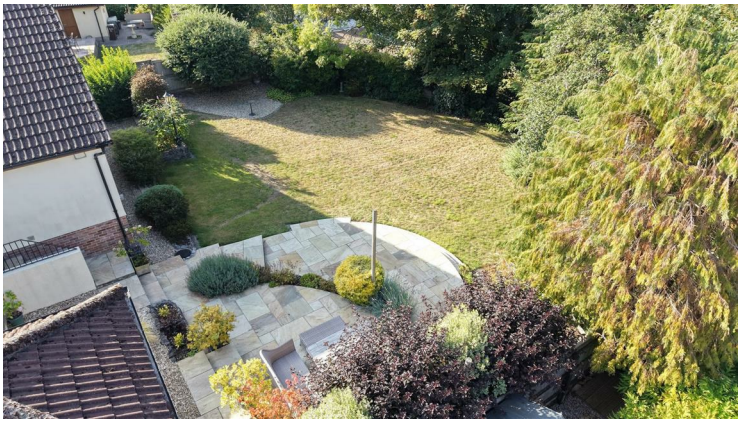


## Front Veranda

Access from the main living room is a lovely sheltered veranda with patio area.

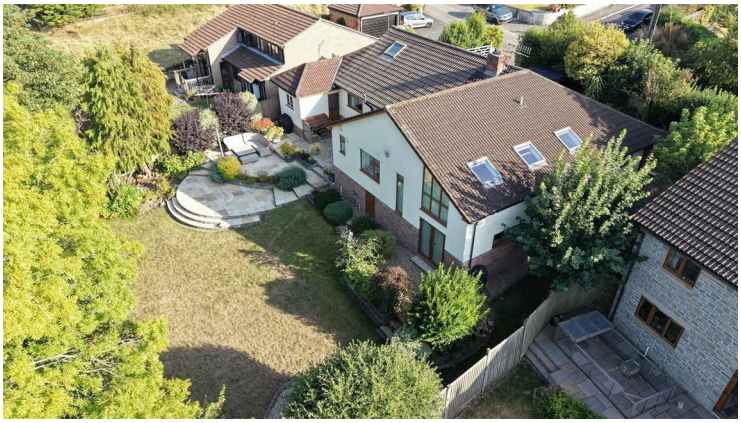










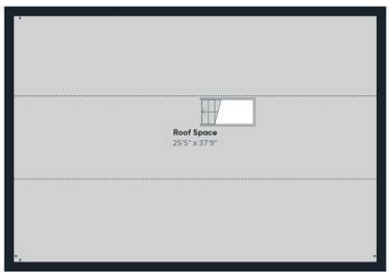





Floor -1




Floor 0




Floor 1

N
W E
S

**Approximate total area**(1)

3556 ft²

**Reduced headroom**

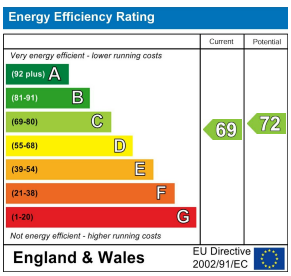
909 ft²

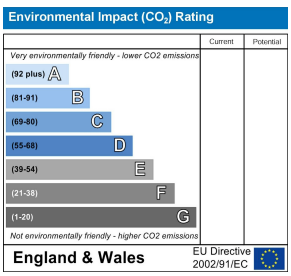
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




2C Bath Street, Cheddar, Somerset, BS27 3AA
Tel: 01934 742966
enquiries@olivepropertiesuk
olivepropertiesuk

Olive
ESTATE AGENTS