



Hollow Road, Shipham
£525,000



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Bedrooms: 3

Bathrooms: 1

Receptions: 2

DELIGHTFUL COUNTRY

COTTAGE....Having been the much loved family home of the same owners for over 75 years, this charming period cottage now comes to the market with the benefit of no onward chain. Set in a convenient position within the village, just a short walk to local amenities including grocery store, primary school, pub and Church this charming character home is perfect for those seeking village life with wonderful countryside walks and pursuits right on your doorstep.

Approached via a gated driveway the attractive walled garden lies predominantly to the front and side of the property. A handy storm porch to the front of the house provides space to decamp muddy boots and cloaks before entering the main house. As you continue into the property you arrive at the first of three well decorated reception rooms, currently utilised as a dining room, with a door to the rear linking to the kitchen, as well as a side door leading through to a snug/sitting room. The room features attractive oak flooring and a handsome stone fireplace with an open hearth. The sitting room which lies next door is another well presented room and also features a fireplace, this time inset with a cast iron woodburning stove, a picture window to the front looks out over the pretty garden and also glimpses far reaching views towards the North Somerset coast. Finally, the largest and most recently added reception room can be accessed by a door from the sitting room, this spacious, light filled, dual aspect room is a perfect family room with lots of space for everyone to congregate.



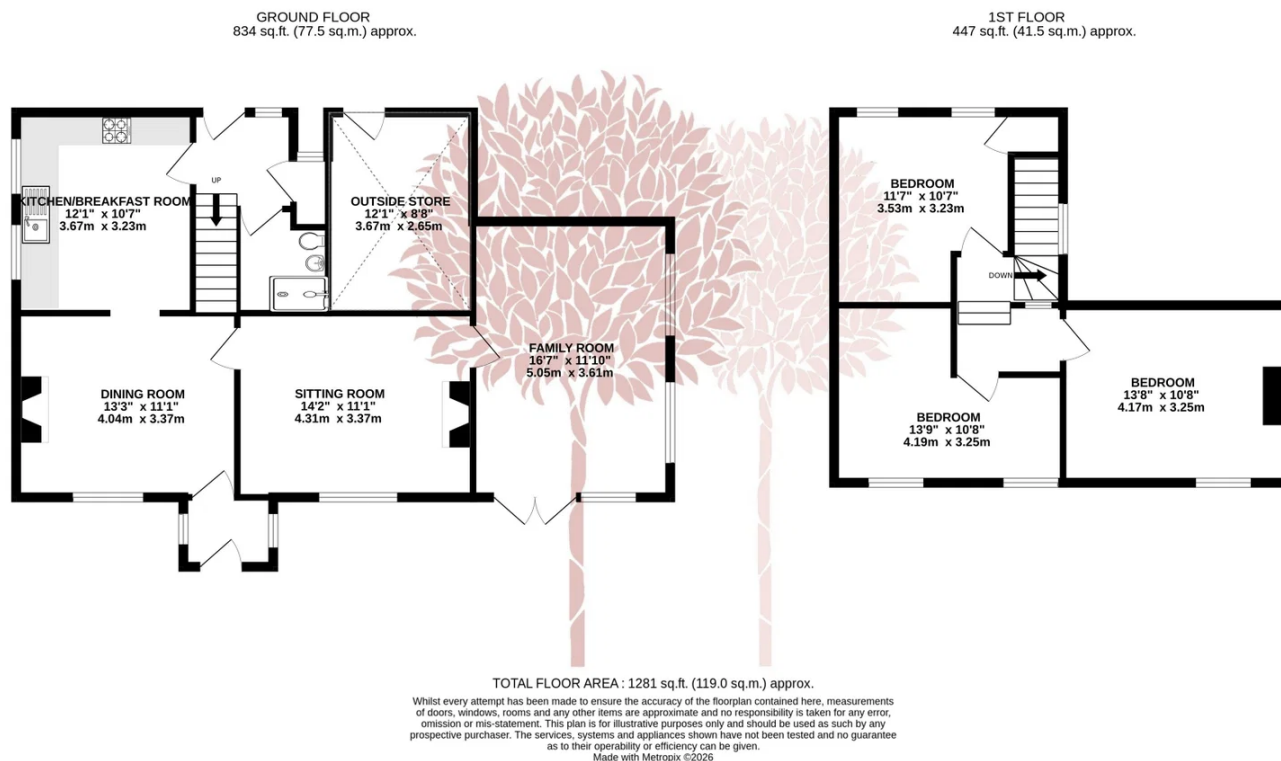
To the front French doors lead out to the garden and to the side windows look out to a discrete courtyard area.

To the rear of the ground floor you will find the kitchen and a shower room, as well as a lobby with a door leading outside, and stairs rising to the first floor. The kitchen is a good size with plenty of room for a breakfast table, and, whilst not particularly modern, it is well-equipped and offers buyers the opportunity to add their own mark. There is plumbing for a washing machine, plumbing for a dishwasher and space for both a fridge freezer and oven. The kitchen also houses a recently installed Worcester gas boiler and windows looking out to the road. A stylish oak door leads you into a lobby where you will find a lovely pantry and a shower room with modern white fittings and a walk in double shower.

A winding oak staircase rises to the first floor and to the properties three double bedrooms, two of the bedrooms are arranged to the front of the house and both enjoy exceptional views over the garden and chimney pots of the village towards the Bristol Channel and the third looks out to the rear of the house and is blessed with a southerly aspect.

Outside, the garden is a delight, and, as with most traditional village houses it has its own vegetable plot for growing home produce, a good sized area of level lawn, two greenhouses, garden shed, raised flower borders and storage areas to the rear. There is plenty of potential (subject to the necessary consents) to develop some of the outside space to further accommodation for the property or landscape further.





Situation: Shiphham is an Area of Outstanding Natural Beauty (AONB) and a highly sought after village, nestled in the picturesque Somerset countryside. It is well served by first, middle and senior schools and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with many bridleways and footpaths, including the West Mendip Way which crosses the parish providing ready access to the hills and Mendip plateau, where there are extensive views across the Bristol Channel to the Welsh coast and Brecon Beacons beyond. 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 are available, including butcher/stores, garage, public house and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School (www.kowessex.co.uk) is nearby and for sports and recreational amenities, Churchill Academy 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: Travelling into Shiphham from the Cheddar direction, proceed into The Square which is opposite Hansfords and The Penscot Inn. Turn right into Hollow Road and the property can be found a little way up on the right. What3Words: ///reserving.stereos.acrobatic

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: D

Important Notice: Japanese knotweed is present at the property. The vendors have carried out a survey and a remedial plan has been put in place. Details of the treatment plan, including any guarantees or documentation, are available to interested purchasers upon request.

