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HIND PITS, SHIPHAM, SOMERSET. BS25 1TF



£375,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Set in an idyllic position within the sought-after Mendip village of Shipham, this charming 2 / 3 bedroom semi-detached cottage enjoys a picturesque setting nestled peacefully amongst a collection of characterful neighbouring homes. The property offers generous accommodation, a conservatory, a large garage, far reaching views from bedroom one and established gardens complementing its traditional appeal. Call now to arrange a viewing!

Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside, an area of outstanding natural beauty. Nearby is the local Church of St Leonard's, which traces its foundations back to the mid- 13th century and other village amenities including: General Store/Butcher, Public House/Hotel, Garage and the village Hall, the hub of varied activities. A particular draw to the area are the excellent range of schools on offer, these include: Shipham Church of England First School, Winscombe Primary and Fairlands Middle School in Cheddar. Secondary education is available at The Kings of Wessex Academy in Cheddar and Churchill Academy and Sixth Form Centre in Churchill. Private schooling is available at Sidcot, a five minute drive away. For those travelling further afield access to the A38 and M5 Motorway network are within easy reach. There are mainline railway connections at Worle and Yatton. Bristol airport is within a 20-minute drive.





Entrance Porch/Conservatory (9' 07" x 6' 02") or (2.92m x 1.88m)

Of stone and Upvc double glazed construction with a polycarbonate roof. Door to side. Vinyl flooring. Glazed French doors to:

Living Room (13' 06" x 10' 06") or (4.11m x 3.20m)

Double glazed windows. Carpeted flooring. Radiator. Stone fireplace with electric fire currently (can be used as an open fire) Door to stairs to the first floor. Under-stairs cupboard. Glazed doors to:

Dining Room / Bed 3 (13' 01" x 9' 0") or (3.99m x 2.74m)

Dual aspect upvc double glazed windows. Stone built Inglenook fireplace able to house an open fireplace. Radiator.

Kitchen / Breakfast Room (14' 02" x 9' 05") or (4.32m x 2.87m)

Upvc double glazed window to rear. Fitted kitchen with space for appliances. Vinyl flooring. Built-in cupboards and an airing cupboard housing hot water tank. Radiator. Gas boiler. Door to:



Rear Hallway

Glazed door to rear. Vinyl flooring. Door to:





Downstairs Family Bathroom

Upvc double glazed window. WC. Peeestal wash basin. Bath with shower over. Radiator.

Landing

Carpeted flooring. Loft access. Doors to:

Bedroom 1 (13' 01" x 11' 05") or (3.99m x 3.48m)

Large bedroom with dual aspect upvc double glazed windows, providing far reaching views towards the Severn Estuary. Carpeted flooring.

Bedroom 2 (13' 03" x 11' 01") or (4.04m x 3.38m)

Another excellent double bedroom with a upvc double glazed window, recess for additional wardrobe space and carpeted flooring.

Gardens

Attractive gardens wrap around the front and side, with a greenhouse, access to the garage and to the rear courtyard housing the coal bunker, garden store and log store.





Driveway

Off street parking for one vehicle to the front of the garage.

Garage / Workshop (16' 02" x 12' 04") or (4.93m x 3.76m)

Large detached single garage with power and light. Internal and external access to the workshop (12' x 6'7) at the rear.

Material Information

Council tax band C

Stone cottage

Electricity, gas, water, sewage - mains

Heating - gas

Any known building safety concerns - no

Any restrictions / covenants - no

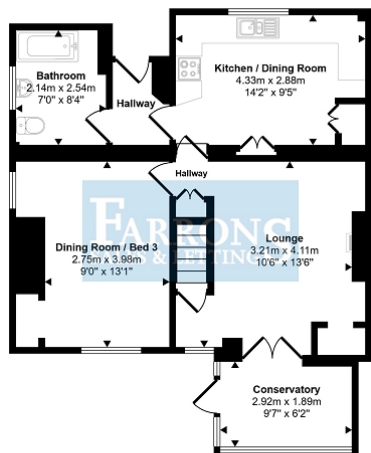
Any rights / easements - neighbouring property has a right of access over the driveway to their property

Any local planning permissions / applications that may effect the property - no

Is the property in a coalfield / mining area - yes, a historic mining area

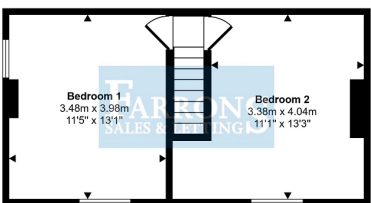


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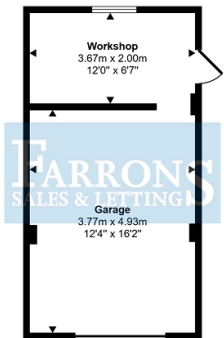
Ground Floor
Approx 62 sq m / 665 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



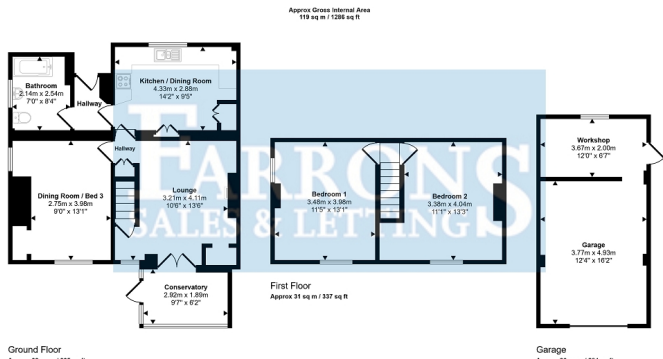
First Floor
Approx 31 sq m / 337 sq ft

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Garage
Approx 26 sq m / 284 sq ft

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Ground Floor
Approx 62 sq m / 665 sq ft

Approx Gross Internal Area
119 sq m / 1286 sq ft

Garage
Approx 26 sq m / 284 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract