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**THE SQUARE, SHIPHAM, SOMERSET. BS25 1TW**



**£1,250,000 FREEHOLD**

# Passionate about Property

Set within approximately 1.3 acres of beautifully maintained grounds in the sought-after village of Shipham, this impressive five-bedroom detached residence offers an exceptional blend of space, privacy and countryside living. Surrounded by mature gardens with a full-size tennis court, swimming pool and far-reaching rural views, the property enjoys a peaceful setting while providing generous and versatile accommodation, ideal for modern family life and entertaining.

## 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 Hall

Welcoming entrance hall with dual aspect double glazed windows, radiator, tiled flooring and glazed doors to:

## Formal Lounge (21' 03" x 17' 06") or (6.48m x 5.33m)

Spacious reception room with dual aspect double glazed windows, stone fireplace, carpeted flooring, two radiators and sliding patio doors to the gardens.

## Study (11' 09" x 7' 07") or (3.58m x 2.31m)

Double glazed window overlooking the gardens, radiator, carpeted flooring, built-in bookshelves.

## Inner Hallway

Parquet flooring, stairs to first floor, two under-stairs cupboards, radiator, doors to:

## Living Room (19' 09" x 17' 05") or (6.02m x 5.31m)

Gorgeous principal living room with dual aspect double glazed windows and French doors to the gardens. Stone built open fireplace. Carpeted flooring. Two radiators.

## Dining Room (18' 0" x 11' 09") or (5.49m x 3.58m)

Range of double glazed windows and French doors to the gardens. Radiator. Parquet flooring.

## Kitchen / Breakfast Room (18' 03" x 14' 01") or (5.56m x 4.29m)

Extensive fitted kitchen with built-in appliances that include an electric hob, fridge and a double oven. Breakfast bar, radiator, double glazed window overlooking the gardens. Door to rear hall.

## Shower Room

Contemporary suite comprising large walk-in shower unit, enclosed WC and wash basin with vanity unit, double glazed window, heated towel radiator, tiled flooring.





### Rear Hallway

There is great potential on the North-side of the property to create an annexe from the rooms that follow, should this be of interest to the eventual purchaser.

Double glazed door to gardens, door to studio / garden room and utility room.

### Studio / Garden Room (19' 05" x 14' 09") or (5.92m x 4.50m)

Another impressive reception room, with a vaulted ceiling, range of triple aspect double glazed windows, French doors to the gardens and a skylight. Electric feature fireplace. Parquet flooring. Two radiators.

### Utility Room (17' 07" x 8' 06") or (5.36m x 2.59m)

Large utility room with a range of built-in wall and base cupboards, Belfast sink, space for appliances, double glazed window and door to front elevation, radiator, door to:

### Playroom / Downstairs Bedroom (17' 07" x 11' 10") or (5.36m x 3.61m)

Dual aspect double glazed windows, radiator, extensive range of built in cupboards and bookshelves.



### Landing

Double glazed window to front. Built-in cupboard. Loft access. Carpeted flooring. Doors to:

### Master Bedroom (15' 09" x 12' 07") or (4.80m x 3.84m)

Outstanding master suite with dual aspect double glazed windows providing an impressive view over the gardens, tennis court and neighbouring fields. Range of built -in wardrobes. Walk-in wardrobe. Door to:

### En Suite (17' 05" x 10' 06") or (5.31m x 3.20m)

An impressively spacious en suite, easily four times the size of an average bathroom, with double glazed window, jacuzzi bath, separate double shower cubicle, WC, bidet, large vanity units with two sinks over. Radiator. Carpeted flooring. Access to eaves storage that is part-boarded with light.

### Bedroom 2 (17' 09" x 11' 03") or (5.41m x 3.43m)

An almost equally impressive bedroom, with dual aspect double glazed windows, built-in double wardrobe, radiator and a door to:



### En Suite (7' 10" x 6' 08") or (2.39m x 2.03m)

Double glazed window, bath with shower over, pedestal wash basin, WC, radiator, carpeted flooring.

### Bedroom 3 (15' 02" x 8' 04") or (4.62m x 2.54m)

A comfortable double bedroom with double glazed window providing a view over the gardens, range of built-in wardrobes, radiator, carpeted flooring.

### Bedroom 4 (15' 07" x 13' 06" Max) or (4.75m x 4.11m Max)

A similar room to bedroom three. An excellent double bedroom with double glazed window providing views over the gardens, built-in wardrobes, carpeted flooring and a radiator.



### **Bedroom 5 (13' 05" x 10' 05") or (4.09m x 3.18m)**

Double bedroom with a double glazed windows providing views of the gardens, loft access, built-in double wardrobe in the recess, carpeted flooring, radiator.

### **Family Bathroom**

Double glazed window. Contemporary bathroom with pedestal wash basin, WC, tiled flooring, heated towel radiator and a bath with an electric shower over.

### **Shower Room**

Double glazed window, WC, pedestal wash basin, corner shower cubicle, carpeted flooring, radiator.

### **Driveway**

The property is nestled in a highly secluded position, accessible from a private driveway from The Square in the centre of the village.

Pass the five-bar gate over the cattle grid, and you will find a detached double garage immediately on your right as you enter, with mature borders and a parking area in front of you suitable for several vehicles.



### **Detached Garage**

Two up and over doors to front. Power and light.

### **Gardens**

Set within approximately 1.3 acres of beautifully established grounds, Glebe House enjoys an exceptional setting in the heart of Shipham, combining privacy, recreation and far-reaching rural views. The gardens have been thoughtfully landscaped to create a series of distinct outdoor spaces, each with its own character and outlook.

Expansive level lawns provide a wonderful backdrop for family life and entertaining, bordered by mature specimen trees, colourful shrubs and established hedging that creates a peaceful sense of seclusion. Beyond the formal gardens, an enchanting area of shady woodland offers a tranquil retreat, with winding paths and dappled sunlight creating a magical atmosphere throughout the seasons.



In addition, beyond the tennis court and swimming pool, you will find the tranquil Rose Garden and the lawned paddock that is visually quite breathtaking. It sweeps up a gentle gradient offering a dramatic view back at the gardens, while the historic St Leonard's Church provides a picturesque focal point beyond the grounds, reinforcing the property's quintessential village setting.

Whether enjoying a morning swim, an afternoon on the tennis court, exploring the peaceful woodland, or simply relaxing on the terrace overlooking the gardens, the grounds at Glebe House offer an exceptional lifestyle in one of the Mendip Hills' most desirable village locations.



### **Tennis Court & Swimming Pool**

A particular highlight is the superb leisure offering. The property benefits from a covered outdoor swimming pool (with retractable roof) extending the swimming season while providing an impressive raised stone terrace that offers views over the Rose Garden to the fields beyond, for relaxation and entertaining.

Alongside, a full-size tennis court offers excellent facilities for year-round recreation.

The greenhouse, summerhouses and large shed with pump room for the swimming pool are also included within the sale.

### **Material Information**

Council Tax Band G

Freehold

Detached house

1970's brick and block standard construction

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage - Mains

Heating - Gas central heating

Type of broadband -TBC

Are there any known building safety concerns? No

Are there any restrictions, covenants, rights or easements? No

Has the property been flooded in the last 5 years? No

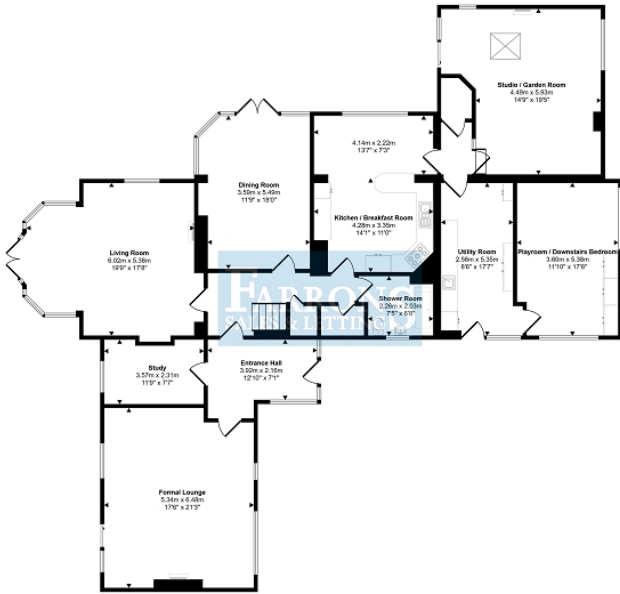
Are there any planning permissions / applications locally that will affect the property? No

Have any accessibility adaptations been made to the property?  
No

Is the property in a coalfield / mining area? Historically, yes

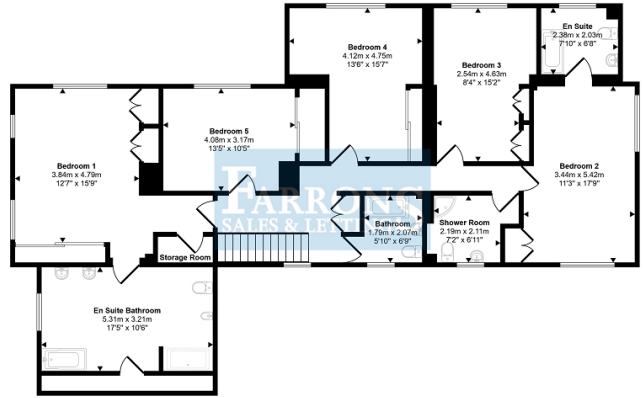


# Passionate about Property



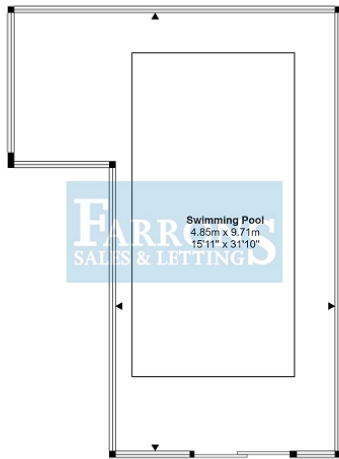
Ground Floor  
Approx 259 sq m / 2344 sq ft

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 150 sq m / 1612 sq ft

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Swimming Pool  
Approx 55 sq m / 587 sq ft

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