

Lye Hole Lane, Redhill

Guide Price £710,000

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Bedrooms: 5

Bathrooms: 2

Receptions: 3

Pineridge is a unique detached bungalow set in generous grounds with amazing views to the rear over rolling fields towards the Mendip Hills. Approached via a generous private gated driveway, there is ample space for a good number of vehicles and access to a double garage and car port. Entering the property you arrive at a spacious entrance hallway which sets the tone for the wonderfully proportioned rooms you will find throughout the property. To the left of the hallway there is a handy cloakroom and store cupboard, and doors to all the principal rooms. The impressive 22'0 sitting room lies to the rear of the hallway and benefits from fantastic south facing windows as well as a pair of patio doors that shower the room with excellent natural light. A pretty stone fireplace creates a lovely homely focal point and there is lots of room for the family to congregate.

Alongside the sitting room is another versatile room which is currently utilised as a formal dining room, this room could also easily be used as a further bedroom or second sitting/family room if desired. The kitchen is another impressively proportioned room with a generous run of modern shaker style wall and base kitchen units and provision for appliances, there is plenty of room for a breakfast table and triple aspect windows. To the rear of the kitchen is a small conservatory which is perfectly placed to enjoy breakfast or lunch and off the conservatory is a fantastic utility/store room.

The properties five bedrooms are positioned off a passageway linking to the reception hallway, keeping the living and sleeping areas quite separate. Three of the bedrooms sit to the right of the hallway and have south facing windows which take in the stunning views over the garden and beyond and a further two lie to the left and are peaceful more shaded rooms, perfect for a good nights sleep. Off the hallway you will find two bathrooms, one of which is fitted with a full three piece white suite and the other a useful shower room.

As previously mentioned, the rooms and flow of the accommodation is hugely versatile and well suited to a large family, or those seeking a property ideal for co-habiting with relatives or friends.

Outside, the gardens at the property are every bit as impressive as the property itself. Wrapping the property on all four sides, there is the perfect mix of lush level lawns, interspersed with a rich variety of flora and fauna, with many established trees affording the garden excellent privacy. There is a large raised decked area which provides the perfect space for al-fresco dining and summer barbecues, a further stone sun-terrace, pretty rockery borders and a number of productive fruit trees. There are a number of useful outbuildings including a large greenhouse and wood store/workshop, as well as a side gated access to the garden via a shared driveway. The garden is predominantly south facing and from many points of the garden you can enjoy the exceptional outlook over the Wrington Vale towards the Mendip Hills in the distance.

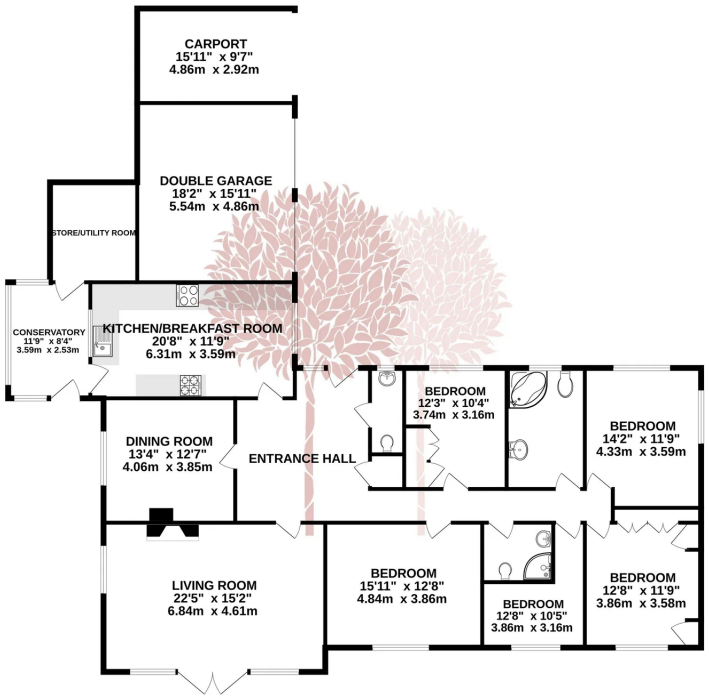








GROUND FLOOR
2573 sq.ft. (239.1 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.1 sq.m.) approx.

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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What we love about this property... the exceptional south-facing gardens and breath-taking views across the Wrington Vale towards the Mendip Hills, combined with wonderfully spacious and versatile accommodation, make Pineridge a truly special family home.

Situation: Redhill is a highly favoured and sought after village situated in an elevated position in the beautiful North Somerset countryside. It has local facilities including church, village hall/social club and recreational field with a children's play area. More comprehensive services are available in the nearby village of Wrington, including shops, doctor, dentist, chemist, vet, church, chapel, public houses, a well supported primary school and various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) . Children in the village of Redhill are currently provided with transport daily to and from Wrington Primary School. There are also schools at Bristol, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a short drive. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available within a few miles. The village of Redhill is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: Travelling from the direction of Bristol on the A38, pass Bristol Airport on your right hand side and continue in the direction of Redhill, as you proceed along the road and start your descent down to Redhill passing New Road and Row of Ashes Lane on your left, keep going straight ahead. On the right hand side of the road you will see the Darlington Arms public house, take the left hand turn almost opposite onto Lye Hole lane and then turn immediately right into the drive for Pineridge. What3Words:

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