

Fair Hill

Shipham, BS25 1TH

COOPER
AND
TANNER



£670,000 Freehold

Standing proudly in the heart of the village is this very spacious individual four bedroom detached family home with ample living space on the first floor taking in far reaching views across the village, countryside and the Bristol Channel, gardens and a large garage.

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 4  3  3 EPC TBC

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DESCRIPTION

Entering the property from the front you are welcomed into a spacious hallway that provides entry into all the ground floor rooms. The bedrooms are all found on this floor. There is a large master bedroom with access to the rear and enjoying garden views. There is an en suite bathroom with a large walk in shower, basin and WC. There are two further double bedrooms at the front with one boasting its own en suite facilities. There is a further ground floor bedroom at the rear and the family bathroom which benefits from a panelled bath, shower cubicle, basin and WC. The ground floor is completed with a separate utility room with door that leads into the garage. The utility is fitted with a selection of wall and base units and there is ample space for appliances.

The first floor is the main living accommodation with a large dual aspect living room with a featured fireplace, a front aspect window and patio doors opening to the balcony which also links into the kitchen. The kitchen is fitted with a selection of wall and base units and there is further space for appliances and for a breakfast table. The dining room is a good sized dual aspect room with a front aspect bay window and skylights. There is also a handy cupboard which the current vendor uses as a larder. There is a cloakroom off the landing which is fitted with a WC and basin and there is access into the loft room via a wooden ladder where there is a further skylight. The house is warmed by gas central heating.

OUTSIDE

Entering from the road you are welcomed onto a spacious gravelled driveway which provides off-street parking for multiple vehicles. The frontal area also benefits from walling at the front, access into the garden and a turfed area where there are mature trees and plants. The rear garden is split into a range of sections. The bottom section houses a summerhouse which could be used as a home office. There is a water feature with a bridge over to an additional shingled area with a central tree. The garden also benefits from a couple of turfed areas and is filled with a selection of mature flowers and plants. There is an cellar storage area accessed from the garden which is a perfect space for storing garden equipment. The garage can be accessed from the garden and from the front through through an electric up and over door. The garage is a large space and can be used for storage or as a workshop and has two windows overlooking the garden, access back into the house and houses the boiler which warms the home.

LOCATION

Shipham is a much sought after village, with a thriving community, within The Mendip Hills, which is an area of outstanding natural beauty. It offers all of the advantages of rural living within easy daily commuting distance of Bristol, Weston Super Mare, Wells, Taunton and the M5 motorway. The village has a family butcher/newsagent/general store with further shopping facilities close by in Winscombe and Cheddar. There is also a garage, public house and hotel with numerous clubs, societies and recreational facilities found in the village hall, and further afield in Cheddar, Winscombe and Churchill. The area is renowned for horse riding, mountain biking and walking. Private sector education is close by at Sidcot School, an independent day and boarding school for children aged 3-18. In the state sector, Shipham has both pre and first school facilities. Middle school education is close by in Cheddar, along with secondary education at Kings of Wessex Academy, which is rated as a GOOD school following an Ofsted inspection in March 2015. Public transport includes a bus service, with an international airport at Bristol and the mainline rail network at Yatton within easy reach.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band F

LOCAL AUTHORITY

Somerset County Council

HEATING

Gas central heating

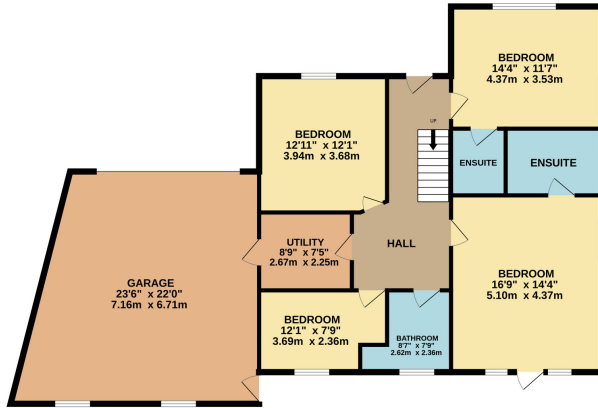
VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

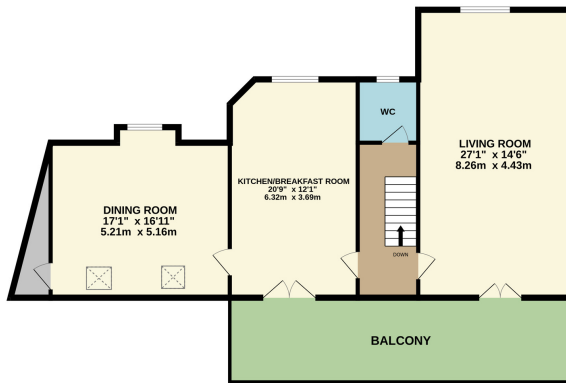




GROUND FLOOR
1466 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.

TOTAL FLOOR AREA : 2694 sq.ft. (250.3 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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CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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AND
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