

Folly Lane

Shipham, BS25 1TE

COOPER
AND
TANNER



£525,000 Freehold

Offered to the market with no onward chain complications is this well proportioned four bedroom property set in the heart of Shipham and which sits on a generous plot.

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DESCRIPTIONS

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Entering from the front you are welcomed into a hallway which provides access into most of the ground floor rooms and to the first floor. The living room is a bright rear aspect room with sliding doors opening to the patio at the rear and an inset fire adding charm and warmth to the property. The kitchen is a good sized rear and side aspect room with views of the garden and is fitted with a selection of wall and base units. There is also access to the utility room that overlooks and opens out to the garden and has space for white appliances. The ground floor is completed with a front aspect dining room and a side aspect cloakroom fitted with basin and WC.

The first floor houses the bedrooms and the family bathroom, There are two front aspect bedrooms whom both benefit from storage with bedroom two boasting an extremely large amount of eaves storage. There are two further bedrooms which overlook the garden. The family bathroom is fully tiled with a basin, WC and shower cubicle.

OUTSIDE

The front of the property benefits from a driveway that provides off street parking and access into the house and into the garden and garage. The garage is a detached building with a window at the rear and is accessed through an up and over door. The garden is mostly laid to lawn with a patio area directly outside the rear doors. The garden is coloured with an array of flowers and mature plants and is enclosed by a conifer hedge and fencing. The garden is extremely generous and is a good space to entertain or for children to play.

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, and with Downs School at Wraxhill both within easy reach. 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. 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

Believed all mains services

COUNCIL TAX

Band E

VIEWINGS

Strictly by appointment only -Please call Cooper and Tanner

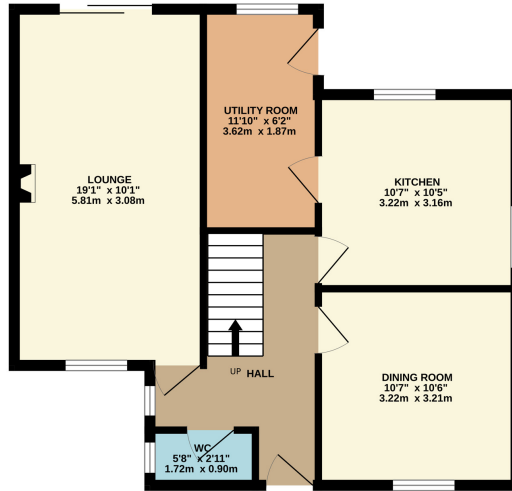
DIRECTIONS

Travelling into Shipham from the Cheddar direction, proceed into The Square which is opposite Hansfords and The Penscot Inn. Turn right into Folly Lane and the property is found on your left hand side.

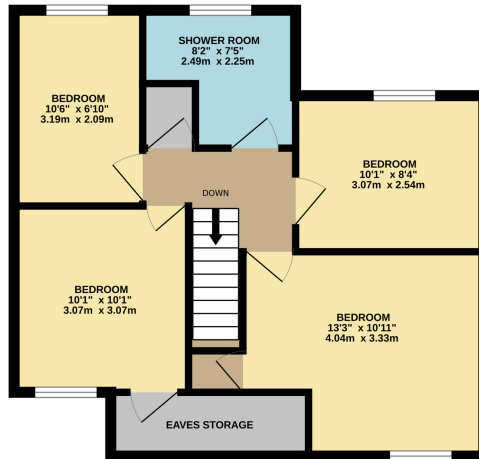




GROUND FLOOR



1ST FLOOR



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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