



Orchardleigh, Lympsham BS24 0DP

House and Annexe

£780,000 Freehold

COOPER  
AND  
TANNER







# Orchardleigh, Slade Lane Lympsham BS24 0DP House and Annexe

 4+1  2+1  2+1 EPC D £780,000 Freehold

## Description

Spacious, open-plan, contemporary, four double bedroom family home, with independent one-bedroom annexe, surrounded by private gardens and extensive driveway, hidden away on a tranquil lane in the heart of this thriving village.

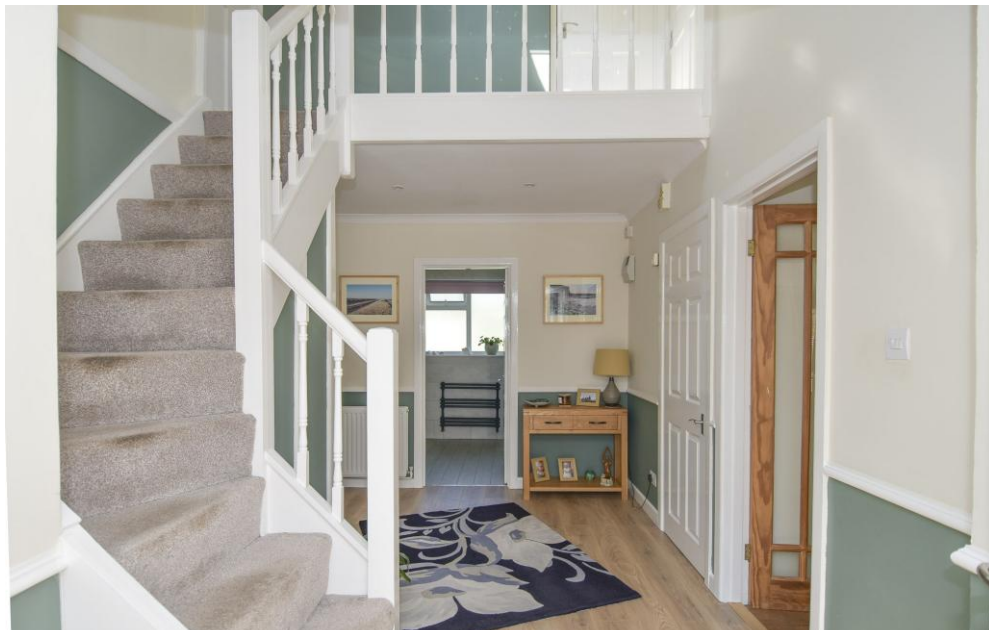
Orchardleigh is a beautifully presented, versatile home with well-proportioned rooms and thoughtfully designed layout. The kitchen, dining and sitting rooms are the hub of this spacious home. Glass doors from all three rooms can be thrown open on sunny days to extend these sociable living spaces into the green and leafy gardens, whilst on cooler days, roaring log burning stoves create a cosier and inviting environment. Warm oak and matching luxury oak vinyl flooring flows throughout the living areas, complementing the modern colour palette of the interior décor. The kitchen is fitted with a range of pale, Shaker-style wall and base units, a central island with breakfast bar, topped with sleek work surfaces. Integrated appliances include an oven, microwave and induction hob, and there is plumbing and space for a dishwasher and American fridge/freezer. A double height entrance hall with galleried landing links the reception rooms to the bedrooms. On the ground floor there are two double bedrooms which share a beautiful shower room with walk-in shower, wash-hand basin with vanity unit, and WC. The principal bedroom, with its impressive built-in, mirrored wardrobes, spans the depth of the property looking out over gardens on both sides. A beautifully presented bathroom is fitted with a shower over the

bath, a wash-hand basin and vanity unit, and a WC. The other double bedroom on the first floor also spans the depth of the house and has a walk-in wardrobe.

Detached from the house is the well-designed and beautifully finished, self-contained annexe with kitchen, sitting room, double bedroom and bathroom. The sleek, modern kitchen is fitted with wall and base units with a breakfast bar, an integrated oven and hob, and space and plumbing for other appliances. The sitting room is a bright, comfortable room with French doors to a private patio area. The double bedroom has a door to the 'Jack and Jill' bathroom, a built-in cupboard, and plenty of space for other furniture.

This fabulous property is in an enviable location, situated in the heart of Lympsham village yet tucked away on a tranquil, no-through, leafy lane, on its level, private plot. A five-bar gate swings open to an extensive driveway with space for multiple vehicles. The larger of the two gardens stretches out at the rear of the property, mainly laid to lawn and framed by mature hedging, trees and fencing. The annexe is at the back of this garden and it has its own private terrace. At the front of the house, an extensive area of decking links the French doors from the sitting room and from the kitchen, to the more intimate gardens at the front of the property. This sociable space includes a hot tub and plenty of room for a large table, chairs and other furniture for entertaining and relaxing. There is access to the back garden from both sides of the property with sheds on either side for storage.









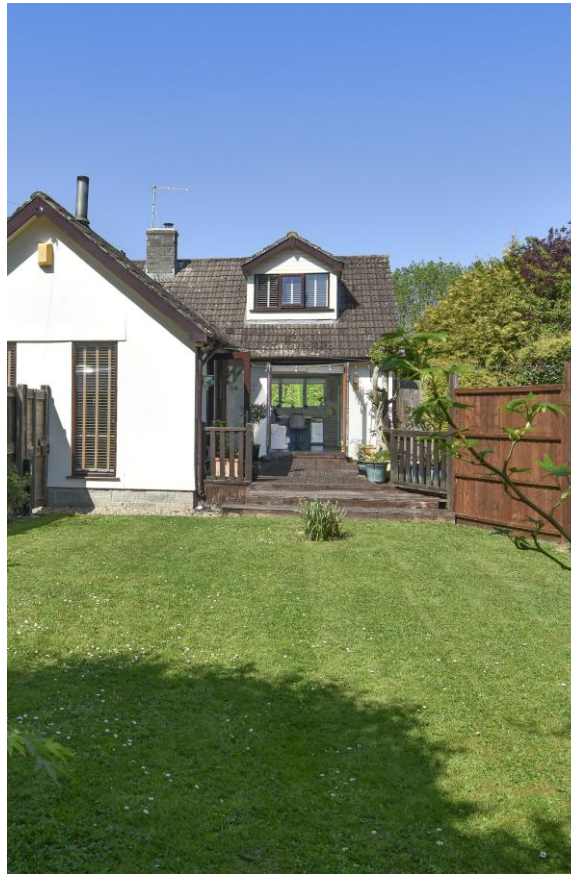






## Location

Lympsham is a thriving village community which retains its post office and village store, and has an active tennis club and sports club centred around the sociable cricket pavilion. Lympsham First School is in the heart of the village and is part of The Wessex Learning Trust three tier State school system. School buses pick up in the village for Hugh Sexey Middle School and Kings of Wessex Academy. Popular private schools include Sidcot, Millfield and Wells Cathedral schools. The village is a few miles away from the seaside resort of Weston-super-Mare where there is an extensive range of retail and leisure facilities, a mainline train station and a hospital. Cheddar, renowned for The Gorge and its cheese, and the Medieval town of Axbridge are also not far from Lympsham. There is easy access to the M5 junction 22 near Burnham-on-Sea, and to Bristol International Airport which is approximately 18 miles away. For anyone wanting to enjoy nature and outdoor pursuits, The Mendip Hills and The Somerset Levels offer plenty of options, whilst other sporting facilities can all be found in the local towns and surrounding area.



### Local Information Lympsham

**Local Council:** North Somerset

**Council Tax Band:** D

**Heating:** Oil

**Services:** Mains electricity, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5 Junction 21
- M5 Junction 22



### Train Links

- Weston-super-Mare

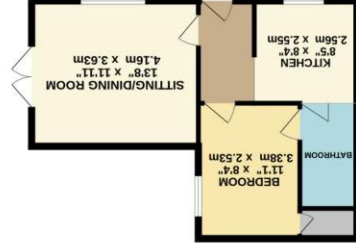


### Nearest Schools

- Lympsham First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



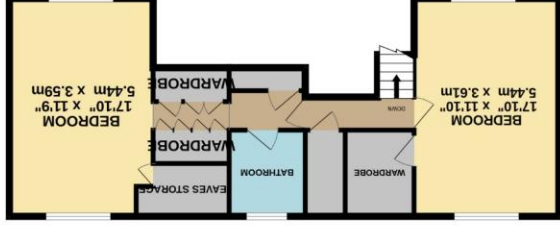
HOUSE AND ANNEXE  
GROUND FLOORS  
1891 sq.ft. (175.7 sq.m.) approx.



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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TOTAL FLOOR AREA : 2561 sq.ft. (237.9 sq.m.) approx.

HOUSE, 1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



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**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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