



Top Road, Shipham, BS25 1TB

£635,000

COOPER
AND
TANNER



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Description

Perched on the Mendips, with fabulous views but still in the heart of Shipham Village, Windermere House is a spacious five-bedroom home with plenty of room inside and out. The current owners have created a welcoming contemporary open plan living space which appeals to the modern way of life. This home is so well situated for anyone active who just wants to walk out of their front door and head off over the hills without having to get in a car. There is space to store anything from bikes, kayaks, and ski equipment, to car parts and camping gear. If you're keen to be part of village life, with such a central location, you're not far from the shop, café, pub, church, school or village hall.

The paved driveway leads you across the centre of the garden to the front door and garage. As the front of the house benefits from two sets of French doors, as well as the main entrance, it makes the house especially welcoming on a sunny day when all the doors are open. The French doors give access to the sitting room on one side and the kitchen on

the other, and both rooms span the depth of the property. The light and airy sitting room benefits from a second set of French doors which open into the rear garden. The kitchen/dining area spans nearly 24' and is well appointed with storage, and there is direct access to the garage. On the ground floor there is also a handy WC which is tucked away under the stairs.

All the bedrooms are on the first floor and all benefit from views. The master bedroom, with an en-suite shower, faces to the front of the property. The other four bedrooms share a bathroom and a separate shower room.

The property and water are heated by an air source heat pump. The vendor has installed solar panels on the property, which can provide an amount of free electricity during daylight hours, subject to the weather conditions.









Outside

The property is set back on its plot with flat landscaped gardens to the front, mainly laid to lawn with decking and outside seating area. There space on the driveway for numerous vehicles. The generous double garage, workshop and storage area is to the side of the house and is accessed through an electric roller door at the front, a door from the kitchen and a door to the rear garden. At the back of the property there are extensive paved and gravelled areas with a pond, raised decking and a greenhouse.

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. Public transport includes a bus service, with an international airport at Bristol and the mainline rail network at Yatton within easy reach.

Directions

Travelling into Shipham from the Cheddar direction, proceed into The Square, which is opposite Hansfords and The Penscot Inn, and turn right, taking the right-hand fork into Folly Lane. Follow the road into Top Road and the driveway for Windermere House can be found on the right-hand side. It is tucked away, so please look out for their house sign.

Solar Panels

The solar panels will be sold with the property and the government Feed in Tariff (FIT) contract can be transferred to the new owners. There are 13 years left on the 25 year contract. Current rate per unit is 68p, representing a tax free income of approximately £2200 per year based on average solar generation. The unit rate is index linked and has increased significantly each year. In addition any units not used by the household are sold back to the grid. Not forgetting that as well as the FIT income the new owner will benefit from cheaper household electricity bills.



Local Information Shipham

Local Council: Somerset County Council

Council Tax Band: Band E

Heating: Electric, Air source heat pump, Solar Panels

Services: All Mains Services

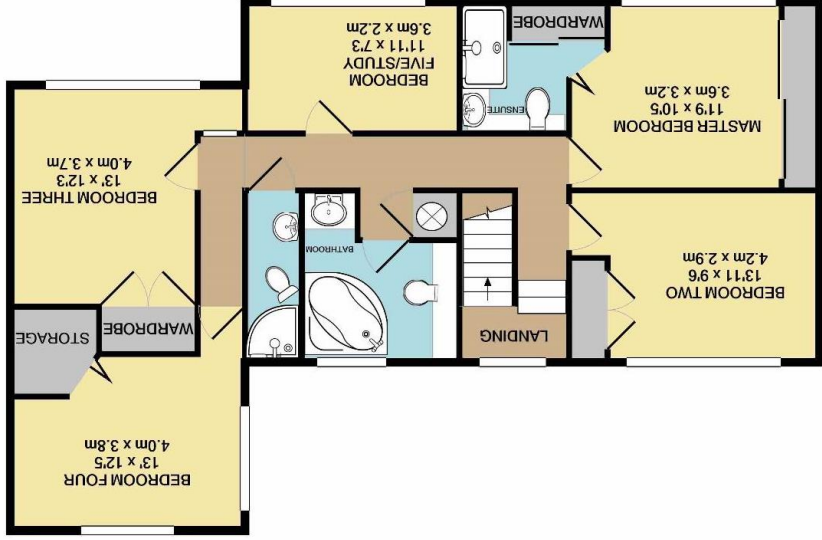
Tenure: Freehold

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 956 SQ. FT.
(88.8 SQ. M.)



TOTAL APPROX. FLOOR AREA 2117 SQ. FT. (196.6 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1161 SQ. FT.
(107.9 SQ. M.)

