

Top Road

Shipham, BS25 1TB

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AND
TANNER



Offers over £595,000 Freehold

Full of character and located in a rural setting is this three-bedroom extended period cottage. It benefits from south facing garden, countryside views, large living room, parking and detached garage.

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DESCRIPTION

The property welcomes you into hallway with tiled floor. There is a study/utility to the right and the left leads into the kitchen/breakfast room. The kitchen is fitted with an array of modern wall and base units, gas range cooker, integral fridge/freezer, sink and drainer and a peninsula unit. There is space for dining room table. Separate from the kitchen, there is a further dining room benefiting from a good size storage cupboard. It has featured beams and a feature fire place. The large living room is a bright and airy room and has French doors that open out to the south facing garden. This room also has lots of character, benefiting from exposed wooden beams and a feature inglenook fireplace. Downstairs also has a handy cloakroom and a large cupboard, handy for storage. The first floor comprises three bedrooms and a family bathroom. The master bedroom is a spacious room and benefits from far reaching views out of all the windows. There is second double bedroom and the third bedroom is a single, benefitting from built in storage. The modern family bathroom is fitted with a walk-in shower cubicle, separate free-standing bath, pedestal basin and low-level W/C. The property is double glazed throughout and is heated by gas central heating



OUTSIDE

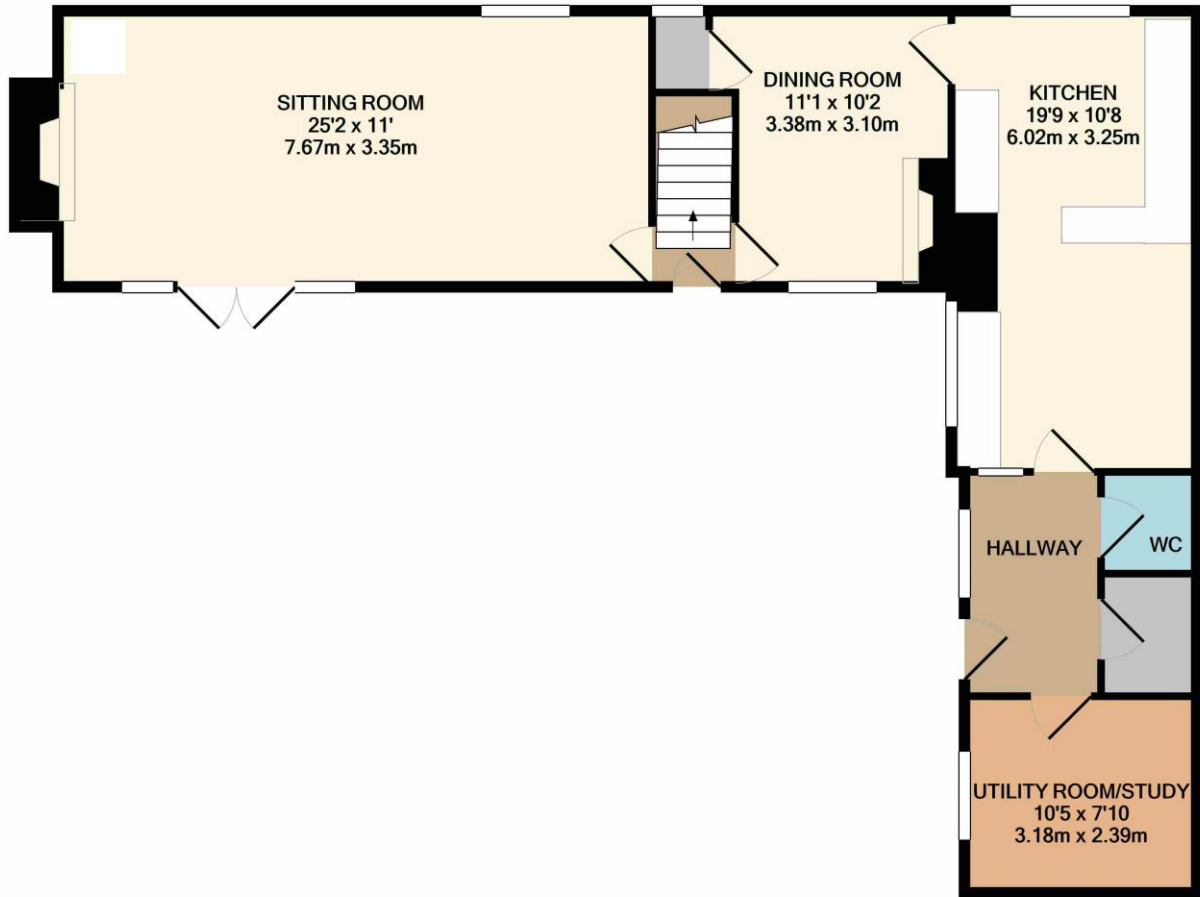
The property benefits from parking for three vehicles on a tarmac drive. There is also a detached garage with an up and over door. The beautiful south facing garden is a lovely space to enjoy the sun. It is mainly laid to lawn and is enclosed with fencing and stone-built walls. There is also areas of paved patio and decking space, perfect for seating areas. The garden is a private space and over looks agricultural fields.

LOCATION

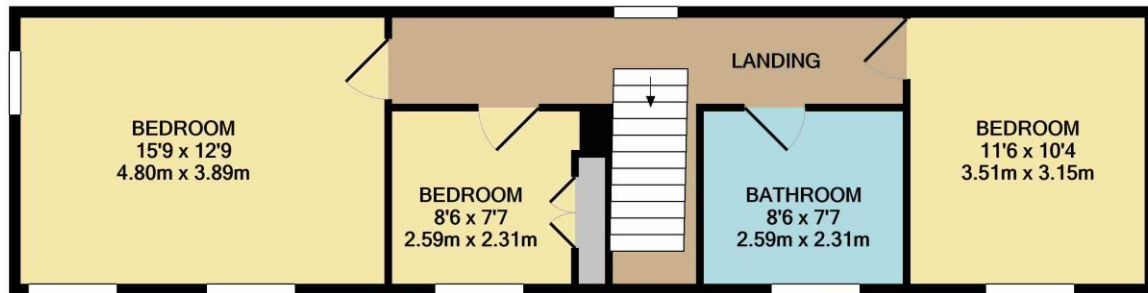
Shipham is a village much sought after by those commuting to Bristol, as it offers all the advantages of rural living with the Mendip Hills close by. Village facilities are available including a junior school, stores, garage, public house, etc. There are shopping facilities at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. In the state sector, Kings of Wessex School is nearby and for sports and recreational facilities, Churchill School is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.







GROUND FLOOR
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (129.9 SQ.M.)

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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