

# Top Road

Shipham Winscombe, BS25 1TB

COOPER  
AND  
TANNER



**£588,000 Freehold**

A spacious five bedroom family home with contemporary open-plan living space, far reaching views, in the heart of a thriving village community, set on a generous plot with a large garage and workshop and with driveway and parking for numerous vehicles and offered with no onward chain complications.

# Top Road Shipham Winscombe BS25 1TB

 5  2  4 EPC TBC

## £588,000 Freehold

### 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 is space on the driveway for numerous vehicles. The generous larger than double size garage also with space for multiple vehicles and includes a workshop and utility area with wall and floor units, sink and washing machine space. The garage is accessed from the house via a door in the kitchen, there is an electric roller door at the front, 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.

### SERVICES

Mains Electricity, Mains Water, Water Meter, Mains Drainage, Solar

Panels and Air Source Heat Pump

### 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.

### EPC RATING

D

### COUNCIL TAX

Band E

### VIEWINGS

Strictly by Appointment Only - Call Cooper and Tanner

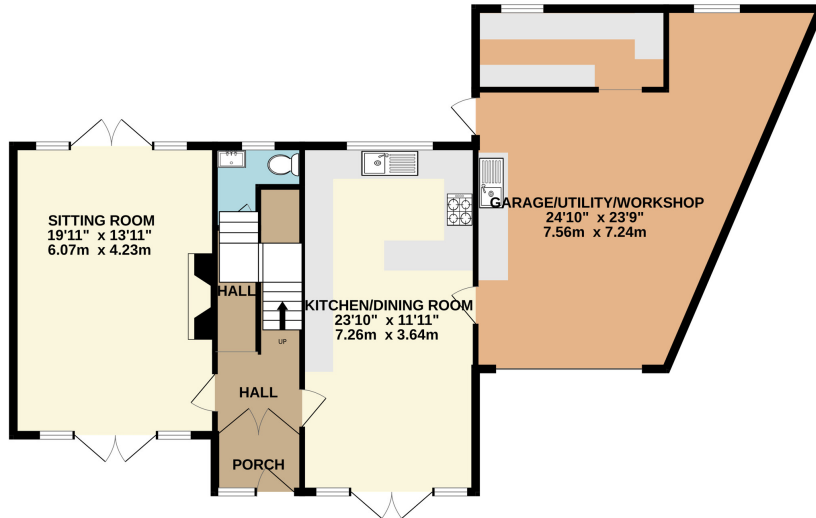
### DIRECTIONS

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.

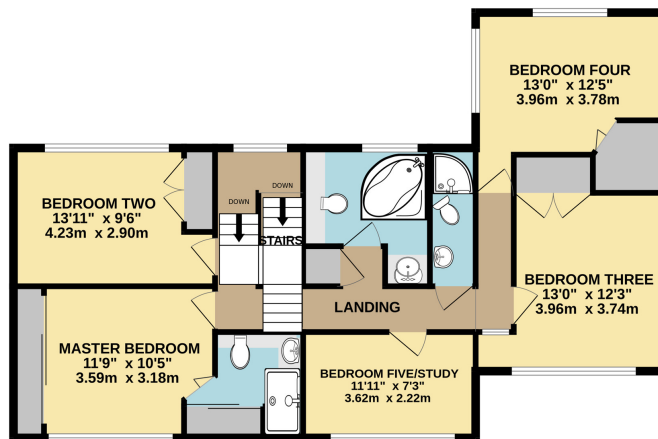




GROUND FLOOR  
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR  
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 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.  
Made with Metropix ©2024

**CHEDDAR OFFICE**

Telephone 01934 740055

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

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

