



The Shippon, Sparrow Hill Way, Brinscombe BS26 2LN

£895,000 Freehold


COOPER  
AND  
TANNER





# The Shippon, Sparrow Hill Way Brinscombe BS26 2LN

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 3  3  2  3.3 Acres EPC F

£895,000 Freehold

## Description

Extraordinary rural property, with development or renovation potential, on 3.3 acres with orchards, outbuildings, and open-sided Dutch barn, perched on the hillside with spectacular far-reaching views, and additional 5.9 acres by separate negotiation.

For anyone looking for something out of the ordinary on an extensive plot with outbuildings in a peaceful location and who would be excited to take on a unique three-bedroom home which has been well-loved over decades and is now in need of a new lease of life, The Shippon is an exciting opportunity. The property has been a productive rural idyll, with mature orchards and fruit bushes, ample space to develop a kitchen garden, a greenhouse growing grapes and kiwi fruit, and beehives producing so much honey there is an outbuilding called The Honey Store.

This stone-built farm building has been converted and extended over the years to create an unusual upside-down house with a single storey extension adding further living space. The vaulted sitting room spans the first floor of the stone building and looks out over countryside and the gardens on all sides, with stunning views across to Cheddar Gorge. There are three double bedrooms on

the ground floor. The principal bedroom benefits from French doors, which open out to the rose garden, and a spacious bath and shower room. The other two bedrooms each have built-in wardrobes and share a family bathroom and separate WC. The versatile single storey extension, with three sets of glass sliding doors opening onto the garden, creates a light, open living space. There are two principal areas, both spacious with vaulted ceilings, which also encompass the kitchen, pantry, utility, and WC. The kitchen is fitted with base and eye level units and an aga and there is space for appliances here and in the pantry and utility.

Outside, a driveway crosses a cattle grid and sweeps around, past the open-sided Dutch barn, to a large parking area at the back of the house, where there is access to a large garage/machinery store and Honey Store, and to a vast workshop and greenhouse. The land stretches out from here to encompass mature, productive gardens and orchards including heritage and specimen fruit trees, bordered by a copse of native woodland.

The Shippon overlooks additional land of 5.9 acres, which is offered by separate negotiation.

















## Location

The hamlet of Brinscombe lies just beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course outside Wedmore and sports centre in Cheddar. There is a church in the village and a selection of country pubs in neighbouring villages.

Brinscombe falls within the Wessex Learning Trust. The first school is Weare Academy First school in the local village of Weare. Hugh Sexey Middle School is in nearby Blackford and the senior school is Kings of Wessex Academy in Cheddar. Axbridge, Winscombe and Cheddar are all within convenient driving distance, where there is more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities. Weare is well-situated on the A38 which links directly to the M5 and Bristol Airport.

## Directions

Heading south on the A38, once you reach Lower Weare, look out for The Lamb Inn on the right-hand side, then take the next turning left into Notting Hill Way. Drive through the village and turn left opposite Weare First School. Follow the road past the church and up the hill. Shortly after passing Brinscombe Lane on your left, The Shippon will be on the right.



Additional 5.9 acres by separate negotiation



### Local Information Brinscombe

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating

**Services:** Mains electric, water and private drainage

**Tenure:** Freehold



#### Motorway Links

- M5
- M4



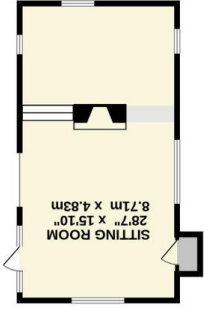
#### Train Links

- Highbridge, Worle & Weston

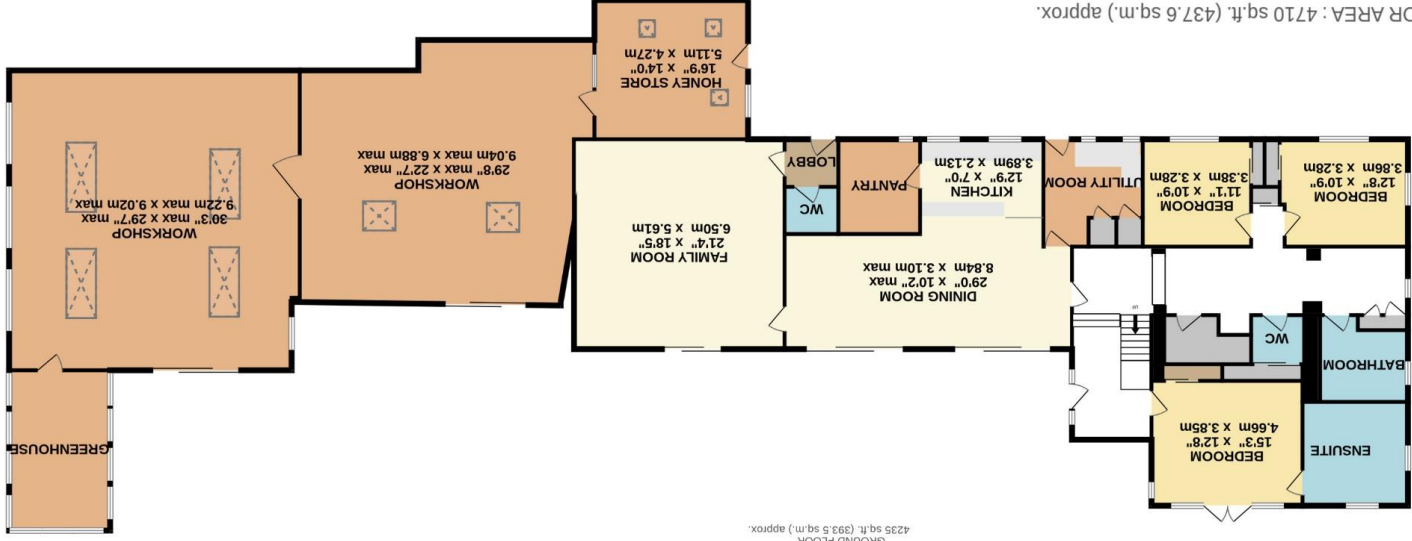


#### Nearest Schools

- Kings of Wessex, Cheddar
- Hugh Sexey Middle School
- Weare First School



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



GROUND FLOOR  
4235 sq.ft. (393.5 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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