

Cherry Tree Farm, Ham Lane, Kingston Seymour. BS21 6XE

£535,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX PRESENT - A charming, three-double bedroom cottage positioned in the idyllic village surroundings of Kingston Seymour and which is believed to be dated back to the 1700's in boast immaculate presentation throughout.

The cottage has a warm, cosy feeling and has been renovated and transformed in recent times by it's current owners. The internal accommodation is presented over two floors, and tastefully combines characterful, period features with flashes of contemporary, modern design. Upon entry, you are greeted with an inviting entrance hall which leads to multiple reception rooms which the cottage benefits from. A warm living room to front aspect, with a picturesque stone fireplace. A modern fitted, open-plan kitchen/dining room with useful utility room off, and two further reception rooms complete the ground floor accommodation for the home. To the first floor, three generously sized double bedrooms are found with a four piece family bathroom suite with under-floor under heating which has recently been re-fitted by the sellers. Externally, 'Cherry Tree Farm' benefits from expansive surrounding gardens. To rear is a space fitting of the house; predominantly laid to lawn, with various patio areas, summer-house and storage shed, the garden has it all. Additionally, there is off-street parking located on a driveway, which leads to a single garage.

The Village of Kingston Seymour is an attractive and sought after hamlet between the North Somerset village of Yatton and the Victorian seaside town of Clevedon. A quintessential English country village, with its village green, ancient church and village hall, it is surrounded by countryside with lots of walks and a rural atmosphere, yet Yatton and Clevedon are only a short drive away. Yatton boasts an excellent range of shopping, social and recreational facilities, a bus service to Clevedon and Weston-Super-Mare, and a mainline railway station giving access to Bristol and on through the UK. On the other side of Yatton is Cadbury House with its hotel, restaurants, health club and spa. Kingston Seymour also has its own well stocked fishing lakes and has won the 'Best Kept Village Award' on a number of occasions plus a 'National Community Village' award.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Three Double Bedrooms
- Three Reception Rooms
- Idyllic Kingston Seymour Location
- Immaculate Presentation Throughout
- Expansive Gardens
- Off-Street Parking & Garage
- EPC - E



ROOM DESCRIPTIONS

Room Measurements:

Porch

2' 8" x 7' 3" (0.81m x 2.21m)

Entrance Hall

3' 4" x 11' 11" (1.02m x 3.63m)

Living Room

10' 2" x 15' 3" (3.10m x 4.65m)

Utility Room

4' 11" x 7' 1" (1.50m x 2.16m)

Kitchen

13' 3" x 7' 2" (4.04m x 2.18m)

Dining Room

12' 3" x 10' 7" (3.73m x 3.23m)

Conservatory

6' 3" x 22' 1" (1.91m x 6.73m)

Sitting Room

12' 5" x 13' 3" (3.78m x 4.04m)

First Floor Landing

6' 6" x 20' 9" (1.98m x 6.32m)

Family Bathroom

6' 1" x 12' 0" (1.85m x 3.66m)

Bedroom Three

9' 4" x 7' 10" (2.84m x 2.39m)

Hallway

9' 11" x 3' 8" (3.02m x 1.12m)

Bedroom Two

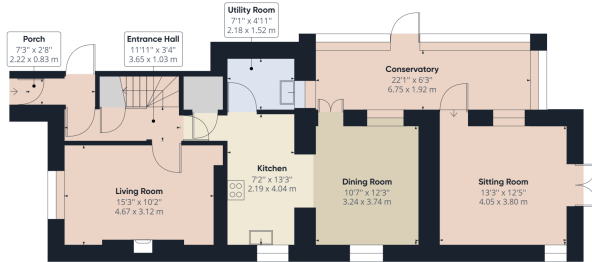
10' 5" x 11' 5" (3.17m x 3.48m)

Bedroom One

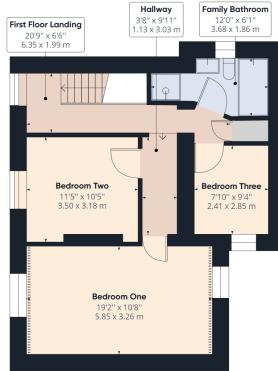
10' 8" x 19' 2" (3.25m x 5.84m)



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1484.98 ft²
137.96 m²

Reduced headroom

6.00 ft²
0.56 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

