



Top Road, Shipham, BS25 1TB

Offer's in Excess of £600,000

COOPER
AND
TANNER



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Description

Perched on the Mendips, with fabulous views and quiet location, 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 garage space to store anything from bikes, kayaks, and ski equipment, cars 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, 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. The property benefits from a completely new pitched roof which is felt and batten and fitted with new modern slimline grey tiles to match the look and style of the house, completed November 2023.









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.

Directions

Travelling into Shipham from the Cheddar direction, proceed into The Square, which is opposite Hansford's 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 12 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



Train Links

- Worle
- Yatton



Motorway Links

- Junction 21
- Junction 22



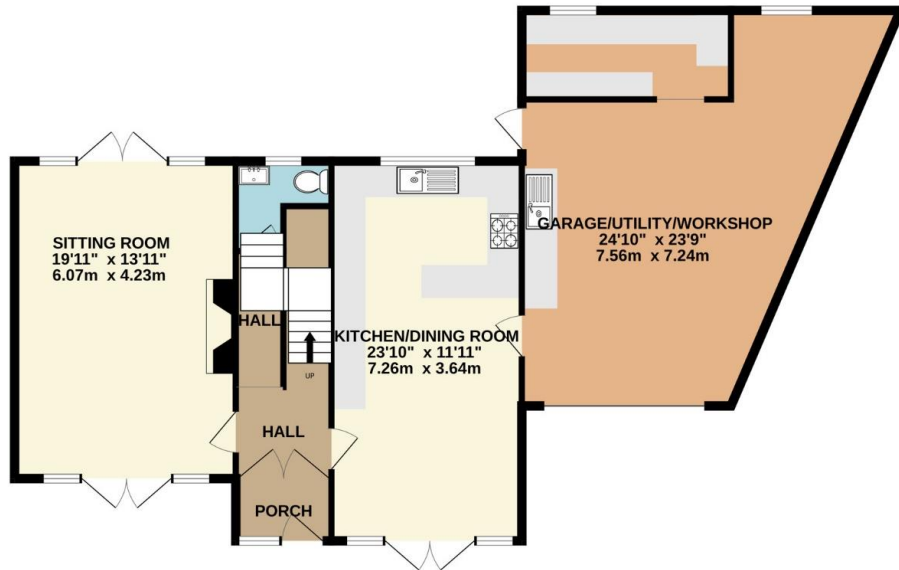
Nearest Schools

- Shipham First School
- Fairlands Middle School
- Kings of Wessex

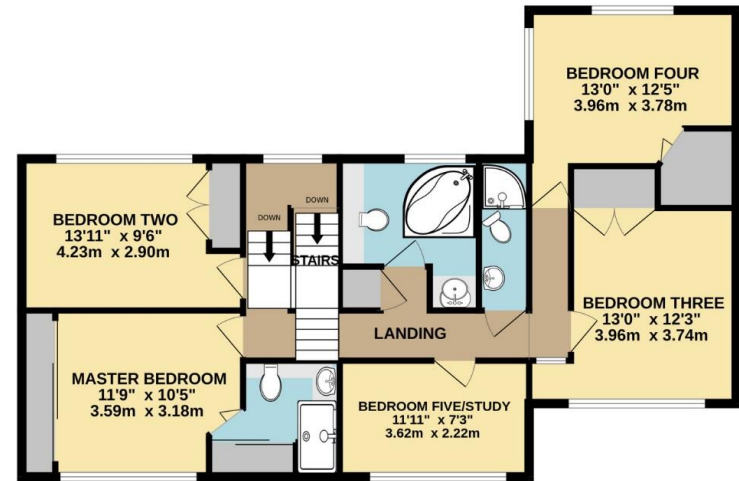


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GROUND FLOOR
 1151 sq.ft. (107.0 sq.m.) approx.



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.

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