



High View, Back Lane, Chapel Allerton BS26 2PG

£800,000 Freehold

COOPER
AND
TANNER



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 3  2  2 EPC D **£800,000 Freehold**

Description

With an extraordinarily beautiful interior, this immaculate, three-bedroom, detached, high-quality, German-designed home is tucked away on a tranquil village lane, with rural views and landscaped gardens.

Every part of this unique, light and spacious property, from the immaculate tiled floors with underfloor heating, to the fabulous sitting room, and the stunning contemporary bathroom, to the automated loft hatch, are all crafted to create a truly impressive interior and a seductive living space over two floors linked by a fabulous sweeping staircase.

The sitting room is satisfyingly square with glass sliding doors opening out to the garden to make the most of those lovely sunny days, and a stunning feature fireplace with a log burning stove for those cold winter evenings. The kitchen, which is fitted with a stylish range of quality wall and base units with integrated appliances, has recently been opened up and extended to create a desirable and contemporary space including seating and dining areas. Light floods in from French doors which can be flung open on warmer days to extend this sociable space into the garden.

The three double bedrooms each have their own unique character and charm and they share a sleek, modern shower room, which is beautifully fitted out with WC, wash hand basin and walk in shower; and a luxurious, spacious, and cleverly designed bathroom, which features a bath and hidden wet room and WC cubicles.

High View is not only a beautiful living space but it is also thoughtfully designed and practical, with entrance halls on both levels and an extensive utility/laundry room and a useful boot room.

Outside

The smart block paved driveway, with parking for numerous vehicles, welcomes you onto the property and leads to the ground floor entrance. A sweeping pathway rises through the manicured garden to the first-floor entrance. There is access to the rear garden on both sides of the property, allowing space for a garden shed and washing line. The tranquil and private rear garden is landscaped and is mainly laid to lawn. The rear garden is level with paved patio, pathway and beautiful Millboard decking which link the French doors from the kitchen to the sliding sitting room doors, creating a sociable space for entertaining or a lovely place to put your feet up, relax and enjoy the rural views.









Location

The tranquil, rural, yet accessible hamlets of Chapel Allerton and Stone Allerton lie between the historic and thriving communities of Wedmore, Axbridge and Cheddar, with easy access to the A38 with direct links to Bristol International Airport and the M5 junction 22. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store, coffee shop and alfresco pizza oven; and the Ad Astra Cider Barn, a local social hub. The nearby village of Wedmore provides a wide range of retail and leisure facilities including a selection of boutique shops, a newsagents/general stores, chemist, butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three public houses. Excellent sports' facilities are available including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs; sailing on Cheddar reservoir; and further sporting facilities at Kings Fitness and Leisure. The area has a wealth of opportunities for walking, cycling and horse riding. The Cathedral City of Wells is about 12 miles away whilst the larger centres of

Bristol and Bath are approximately 23 and 30 miles respectively. The property also falls within the popular Wessex Learning Trust, three-tier school system. Local private schools include Sidcot, Millfield and Wells Cathedral Schools.

Directions

Travelling from the centre of Wedmore, proceed out of the village along Church Street and turn right on to Lascot Hill. Continue along this road through Stoughton Crossroads and past Ashton Windmill before taking the next left turning into Rawlings Lane. At the end of the lane, turn right then take the third turning on the left into Back Lane.

From the A38, turning onto Notting Hill Way in Weare, follow the road along passing The Valley Smokehouse on the right, then take the next turning right onto Rectory Hill. Back Lane is the next road on the right. High View is a little way along on the right. You are welcome to park on the driveway for your viewing.



Local Information Chapel Allerton

Local Council: Somerset

Council Tax Band: F

Heating: Oil central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

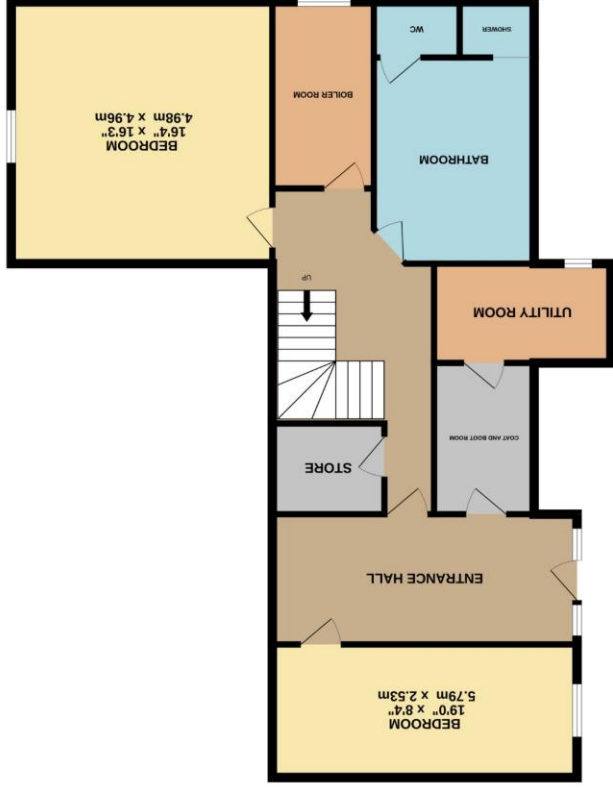
- Burnham and Highbridge
- Weston-super-Mare



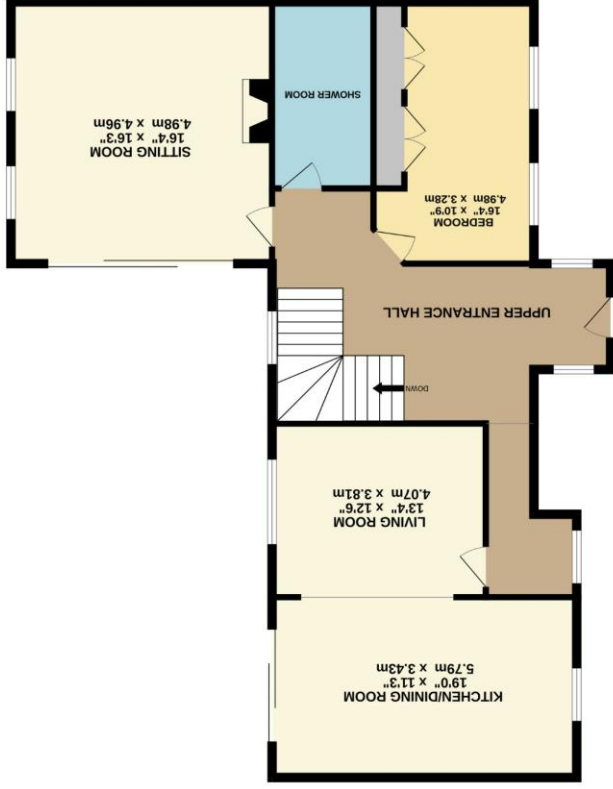
Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

GROUND FLOOR
1130 sq. ft. (105.0 sq.m.) approx.



1ST FLOOR
1126 sq. ft. (104.6 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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TOTAL FLOOR AREA : 2256 sq.ft. (209.6 sq.m.) approx.

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