

# Rowberrow Lane

Rowberrow, BS25 1SP

COOPER  
AND  
TANNER



**£790,000 Freehold**

Set in a wonderful position with far reaching views is this beautiful three bedroom individual property with ample living space and character with a separate stone detached annexe currently used as a holiday let.

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### BS25 1SP



EPC TBC

## £790,000 Freehold

### DESCRIPTION

Entering the property from the front and through the porch you are welcomed into a hallway that provides access into the living room and the kitchen. The whole property is warmed by underfloor heating. The kitchen is a lovely dual aspect room with front and side windows, a selection of base units and an Aga. There is access into the rear entrance lobby and into the lounge. The living room is a large triple aspect room with patio doors opening out to the patio and windows to take in the far reaching views. The lounge benefits from not only underfloor heating but a large wood burner to add to the character of this lovely home. The ground floor is completed with a rear aspect utility room where there is more space for white appliances and ground floor cloakroom.

The first floor houses the three bedroom and the bathroom facilities. The landing, lit with a skylight provides access into all the rooms. The master bedroom is a beautiful rear aspect room with wooden beams, pitched roof and far reaching views. There is also a large wardrobe and potential en suite bathroom which is not currently used or fitted. The family bathroom is a rear aspect room and is fitted with a bath, WC and basin. There are two further bedrooms which both benefit from wardrobes with one at the front and one at the rear.

Set on the the other side of the driveway is a beautifully presented detached annexe which is currently used as a holiday let bringing in an income. This could alternatively be used for a young adult or to allow for multi generational living. The annexe benefits from its own shower room, a double bedroom and an open plan living space which is fitted with patio doors, a kitchen filled with a selection of wall and base units and a sitting area.

### OUTSIDE

The property benefits from a good size plot with front, rear and side gardens. The gardens are mostly laid to lawn and are filled with an array of mature plants, flowers and shrubs all adding colour to the garden. Backing onto farmers fields with far reaching views and where you can see sheep grazing in the next door field you are further benefited by having a large driveway and a patio area to take in the beautiful surroundings.

### LOCATION

Rowberrow is a picturesque hamlet situated close to the village of Shiphams nestling in

the North Somerset countryside. Although Rowberrow does have a popular public house and a church, further more extensive facilities can be found in the surrounding villages. Indeed, Rowberrow is well served by both primary ([www.shiphamfirst.co.uk](http://www.shiphamfirst.co.uk)) and middle schools ([www.fairlands.somerset.sch.uk](http://www.fairlands.somerset.sch.uk)) in Shiphams and is much sought after by those commuting to Bristol, as it offers all the advantages of rural living with the Mendip Hills close by. Indeed, it is very well positioned for local transport links and the M5 motorway which is accessible via junction 20 at Clevedon, junction 21 at St Georges and junction 22 at Edithmead. Village facilities in Shiphams are available, including post office/stores, garage, public house, hotel and further shopping facilities are available at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot, and the Downs School at Wraxall is within easy reach. In the state sector, Kings of Wessex School ([www.kowessex.co.uk](http://www.kowessex.co.uk)) is nearby and for sports and recreational amenities, Churchill School is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts and walkers. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.

### COUNCIL TAX

Band A

### SERVICES

Oil tank, mains electricity, underfloor heating, water meter, septic tank

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

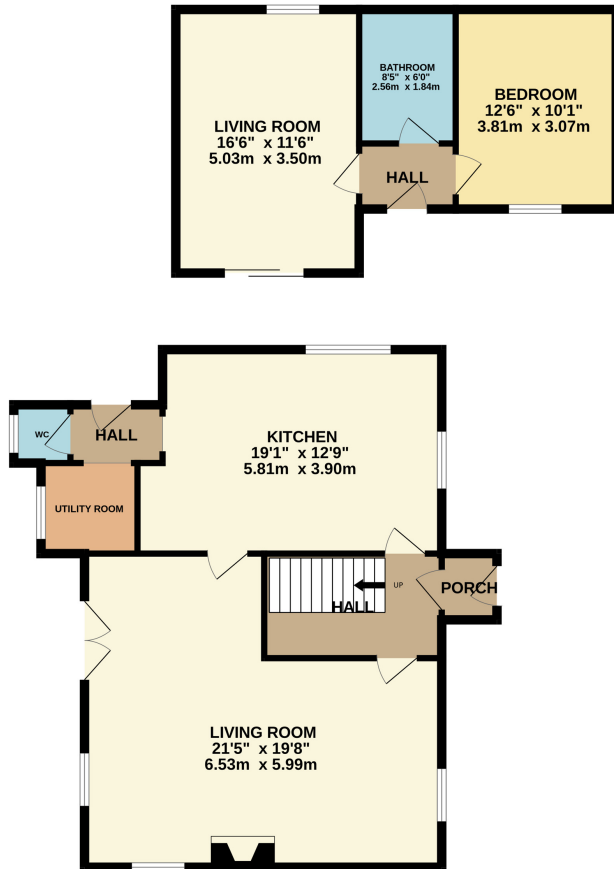
### DIRECTIONS

On the A38 from Churchill traffic lines continue up the hill towards Sidcot and as the road bears sharply to the right take a left turn signposted to Rowberrow. Continue up this road passing firstly the church and then the Swan Inn and the property can be found a short distance up on right hand side.

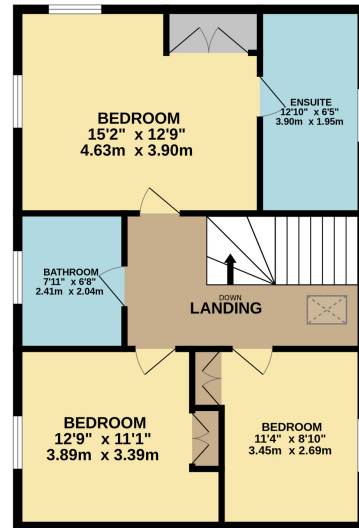




GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1839 sq.ft. (170.8 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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## CHEDDAR OFFICE

Telephone 01934 740055

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

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

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