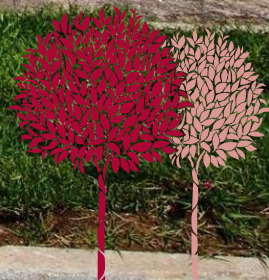




23 Beech Road
Shipham, BS25 1SA

debbie fortune



23 Beech Road Shipham Somerset BS25 1SA

Purchase your very own Grand Design! A substantially extended and completely renovated luxury four bedroom link detached house of singular style and character offering accommodation of over 1,800 sq ft and stunning, far reaching hillside views towards the coast on a clear day.

- Beautifully appointed and totally renovated detached house
- Views of open fields and hills stretching to the coast
- 24' living room, kitchen/breakfast room, study/hall
- Four good sized double bedrooms
- Two luxury en suite shower rooms and family bathroom
- Good sized front and rear gardens
- Garage and off street parking
- Offered with no chain



Price Guide: £500,000

DESCRIPTION

Set in a highly favoured cul de sac in the ever popular village of Shipham and offering breathtaking views just over the garden fence of open fields stretching to the hillside and along to the coast is 23 Beech Road, a completely modernised and remodelled link-detached house of singular style and character with 'move in and unpack' accommodation. The property has been in the same family from new since 1962 but bears very little resemblance to the three bedroom bungalow it once was. Indeed recently the property has been totally renovated and remodelled which has created a hugely impressive; modern, light and airy 'Grand Design' of a contemporary living space measuring over 1,800 sq ft.

Accommodation briefly comprises; entrance/study hall with feature oak built staircase, 24' living room with engineered oak flooring and bifold style doors to the garden, 'Howdens' fitted kitchen/dining room with central island and white goods, four double bedrooms (two of which have luxurious en suite shower rooms), and family bathroom with separate shower. The property has upvc double glazing and gas central heating and a boiler which has been replaced within the last three years plus access to substantial walk in eaves storage.

The property is set back from the exclusive village cul de sac with sizeable lawned front garden and off street parking on a recently brick paved drive in front of a good sized garage with remotely controlled roller door (so no problems for a multiple car family!). The rear gardens are an absolute delight measuring approximately 80' by 60' and offering, as the whole rear of the property does, the most beautiful unobstructed views of open fields, hills and the coast that you could ever hope to find. They comprise a paved raised terrace perfect for an evening glass of wine watching the sunset and great for outside entertaining, and a large area of lawn (great for the kids to have a kickaround).

We would suggest that a family wanting a rural yet not isolated village aspect would suit 23 Beech Road down to the ground, not least because of its proximity to quality local schools, its fantastic transport routes to Bristol, Bath and Wells, and its access to the beautiful surrounding countryside. Yet of course it may suit someone downsizing from a much larger property wanting convenience, lack of maintenance and a 'move in, bags down' accommodation.

Trust us, 23 Beech Road is a one-off on the road that is sure to be popular and for the right buyer offers a wonderfully varied and flowing living accommodation, with room to grow. Offered with no chain... Must be viewed to fully appreciate!

We have noticed ... Every now and then here at Debbie Fortune's we get to see a property with an outlook that really cannot be faulted. This is one of those moments, and it is absolutely lovely to see a property which has internal accommodation to match the location and gardens. The owner really has done a wonderful job in remodelling this stunning house! Imagine evenings spent pottering around in the gardens or having a summer barbecue, or heading down to the local pub for a winters evening drink. Must be seen internally as highly deceptive!

SITUATION

Shipham is a highly sought after village nestled in the picturesque Somerset countryside. It is well served by both primary (www.shiphamfirst.co.uk) and middle schools (www.fairlands.somerset.sch.uk) 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 with convenient routes to primary business centres. 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 are available, including butcher/stores, garage, public house, hotel and further shopping facilities at nearby Winscombe and Cheddar. The new village hall (with its stage, sports hall, function rooms and kitchen) is a popular centre for a broad range of community events and activities for all ages. Private sector schooling is close by at Sidcot and the Downs School at Wraxall is within easy reach, as are Wells Cathedral School and Millfield. In the state sector, Kings of Wessex School (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.

DIRECTIONS

Travelling into Shipham from the A38 Rowberrow direction proceed to the top of the hill and turn left into Beech Road. No. 23 can be found about half way along on your left hand side.

PROPERTY DETAILS

Obscure upvc double glazed entrance door with adjacent obscure upvc double glazed panel to:

ENTRANCE HALLWAY

17' 03" x 11' 02" (5.26m x 3.4m) at widest point

Upvc double glazed window to front aspect, engineered oak flooring, gas central heating control point, potential under stairs storage area, radiator, feature oak staircase to first floor landing.

Doors to:

LIVING ROOM

24' 02" x 13' 10" (7.37m x 4.22m)

Upvc double glazed window to front aspect, feature double glazed bifold doors to rear terrace with stunning open field and hillside views, TV and HDMI cable points, engineered oak flooring, two radiators. Open access to kitchen.

KITCHEN/BREAKFAST ROOM

17' 04" x 12' 10" (5.28m x 3.91m)

Upvc double glazed window to rear aspect with stunning open field and hillside views, 'Howdens' range of base and eye level units with work surfaces and tiled splashbacks, soft close drawers, 1½ style sink and drainer with swan neck mixer tap, central island with inset electric hob and oven, storage units, breakfast bar, extractor filter hood over, integral fridge, freezer, microwave/combi grill, dishwasher, cupboard housing electric fuse box and meter point, engineered oak flooring, TV point. Obscure upvc double glazed door to rear garden.

BEDROOM THREE

13' 09" x 9' 09" (4.19m x 2.97m)

Upvc double glazed window to rear aspect with stunning open field and hillside views, TV point, radiator.

BEDROOM FOUR

12' 10" x 11' 11" (3.91m x 3.63m)

Upvc double glazed window to front aspect, cupboard housing 'Worcester' wall mounted gas combination boiler, TV point, radiator.

BATHROOM

9' 09" x 7' 07" (2.97m x 2.31m)

Obscure upvc double glazed window to side aspect, luxury white suite incorporating panel bath with mixer tap, low level WC, pedestal wash hand basin with swan neck mixer tap, double size shower cubicle with stainless steel shower fitting, engineered oak flooring, floor to ceiling tiling, stainless steel ladder style radiator, extractor fan. Oak built staircase to:

FIRST FLOOR LANDING

Oak hand rail. Doors to:



BEDROOM ONE

13' 11" x 12' 10" (4.24m x 3.91m)

Upvc double glazed window to rear aspect providing stunning open field and hillside views along to the coast on a clear day, walk in access to substantial eaves storage, TV point, radiator. Door to:

EN SUITE SHOWER ROOM WC

6' 05" x 7' 03" (1.96m x 2.21m)

Obscure upvc double glazed window to rear aspect, low level WC, pedestal wash hand basin with mixer tap, double size corner shower cubicle with 'Mira' shower, floor to ceiling tiling, extractor fan, stainless steel ladder style radiator, wall mounted mirror with light.

BEDROOM TWO

14' 01" x 13' (4.29m x 3.96m)

Upvc double glazed window to rear aspect providing stunning open field and hillside views along to the coast on a clear day, TV point, radiator. Door to:

EN SUITE SHOWER ROOM WC

6' 05" x 7' 03" (1.96m x 2.21m)

Obscure upvc double glazed window to rear aspect, low level WC, pedestal wash hand basin, double size shower cubicle housing 'Mira' shower, floor to ceiling tiling, extractor fan, stainless steel ladder style radiator.

OUTSIDE

The property is set on an exclusive quiet cul de sac with good access to everything the village offers. The front garden is laid to lawn with substantial area of brick paved off street parking which extends around the property. There is a very good sized:

GARAGE

17' 05" x 8' 08" (5.31m x 2.64m)

Obscure upvc double glazed panel to rear aspect, obscure UPVC double glazed door to rear garden, remotely controlled roller door, electric fuse box, access to loft, power and light.

The rear garden measures approximately 80' by 60' bordered by open fields to the rear and offering beautiful open aspect views of the yonder hills along to the coast on a clear day. It is mostly laid to lawn with a gravelled path and raised bark bed... The lawn being eminently big enough for the kids to have a kick around on. To the immediate rear of the property is a large raised paved terrace where one can watch the sunset with a glass of wine or have a barbecue.

There is also a tap and a light.

Floor Plan



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EPC rating

