

SPINDLEBERRY COTTAGE

COMPTON BISHOP • SOMERSET



SPINDLEBERRY COTTAGE

COMPTON BISHOP • SOMERSET

*A superb barn conversion situated
in an Area of Outstanding Natural Beauty*

Reception hall • Sitting room • Study/library
Breakfast kitchen/dining room • Utility room & cloakroom

Master bedroom with en-suite shower room
3 further double bedrooms • bathroom

Log cabin/summerhouse • Purpose-built workshop
Sun terrace • Large gardens including kitchen garden and
greenhouse • Drive with parking • Stunning views

Bristol 20 miles • Wells 13 miles • Motorway (J21&22) 7 miles
Bristol Airport 12 miles (distances approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation (distances approximate)

Bigger than it looks, Spindleberry Cottage is a detached property sitting in the delightful village of Compton Bishop, nestled at the foot of Crook Peak and bordering around 750 acres of National Trust land. The village has a 13th Century church and in the neighbouring village of Cross about a mile away there is a village hall and two pubs.



Very well-connected, Compton Bishop is two miles from the thriving medieval town of Axbridge which has several excellent pubs/restaurants, cafe, Co-operative store, post office, church, primary school and tiny cinema. Further facilities are at Cheddar (7 miles away) and include a library, delicatessens, gym and leisure centre, and a wide variety of shops, cafes and pubs. The Cathedral City of Wells (13 miles) and the historic town of Glastonbury (15 miles) with its famous Abbey both offer excellent shopping, farmer's markets, cinema, museums, art galleries and a wide selection of restaurants, cafes and pubs.



Access to the M5 motorway is at junctions 21 & 22 (7 miles), Bristol airport (12 miles) 20 minutes away and railway connections at Weston-Super-Mare (9 miles), as well as Yatton (10 miles) providing direct access to London Paddington (from 120 minutes).



Primary and nursery schools are available at Weare and Axbridge with older children attending Kings of Wessex School at Cheddar. Private schools can be found in Sidcot, Wells, Street, Bristol and Taunton.



Spindleberry Cottage is ideally located for rural pursuits, surrounded by public footpaths, cycleways and bridleways, including the West Mendip Way and the Strawberry Line cycle path. Cheddar Gorge provides walking and climbing, while Cheddar Reservoir has a sailing club, circular walking and abundant birdlife.

For sale freehold

Spindleberry Cottage was originally a coach house built in 1900. Converted to a dwelling in the mid 1980s, it was then completely renovated and extended in 2008-10.

The large entrance hall has slate floors that continue into the

kitchen/dining room, and the sitting room has a solid oak floor and multi-fuel stove (available by separate negotiation). The utility room includes a cloakroom. Upstairs is a large landing, four double bedrooms (one with en-suite) and a family bathroom with separate bath and shower.

Gardens and Grounds

The driveway borders a large south-facing lawn, while the back garden includes productive fruit and vegetable beds, a greenhouse and a log cabin/summerhouse. There is also a purpose-built, insulated workshop with light and power.

Services

Mains electricity and water, private drainage. Oil-fired hot water and central heating.

Fixtures and Fittings

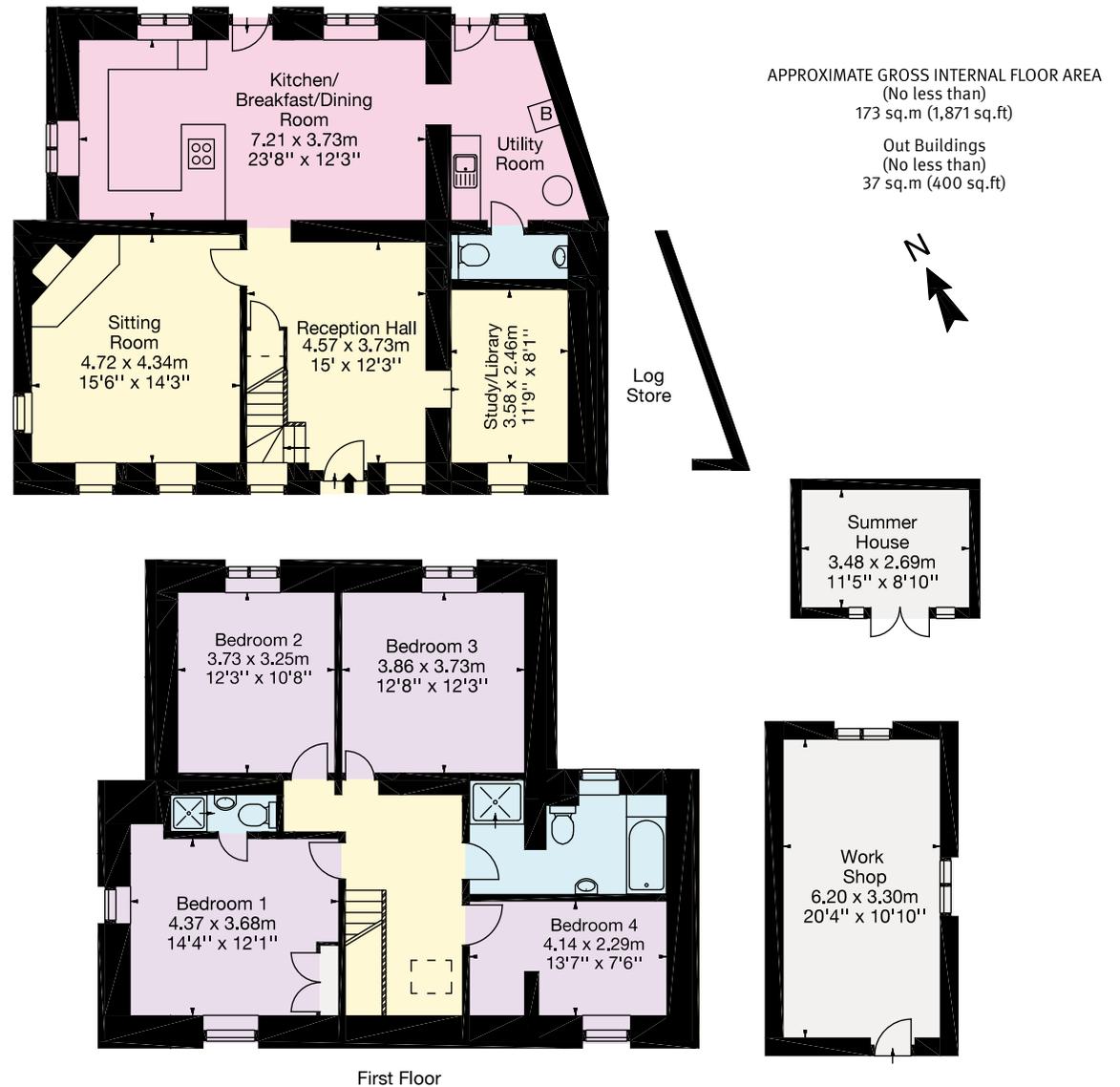
All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

North Somerset District Council. Tel: 01934 888 888

Directions (BS26 2HB)

Take the A38 from Bristol passing Bristol Airport, Sidcot and Winscombe. Staying on the A38 pass the Axbridge turn off and proceed to the bottom of Shute Shelve. At the crossroads turn right sign-posted for Compton Bishop & Loxton. Follow this road for approximately 1 mile, driving through Cross, then take the first right turn (Church Lane) into the village of Compton Bishop. Spindleberry Cottage is seen about 0.5 of a mile on the right.



0117 317 1999

Regent House, 27a Regent Street
Clifton, Bristol BS8 4HR

bristol@knightfrank.com

KnightFrank.co.uk



This brochure is environmentally friendly

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated February 2016 Photographs dated February 2016. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

