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AWARDS 2014**
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THE COTTAGE, HOLLOW ROAD, SHIPHAM, WINSCOMBE, BS25 1TG

Beautifully presented detached character cottage of approximately 2,186 sq ft

Sympathetically renovated and extended

Spacious sitting room with stone fireplace

‘Heart of the Home’ kitchen/dining/family room

Study, perfect for home-working

Utility room and downstairs cloakroom

Five bedrooms, with stunning master suite to the second floor

Underfloor heating to ground and first floors, run from air source heat pump

Rural, yet not isolated location in Shipham village

Garaging and off street parking

Low maintenance rear garden

This detached cottage has been sympathetically renovated and extended by the present owners and offers character features with a stunning open plan kitchen/dining/family room which is perfect for today’s living. The cottage is situated in the popular rural village of Shipham, which is convenient for commuting and also for countryside pursuits, being on the edge of the Mendip Hills in an AONB.

An attractive oak porch shelters the front door, which leads into the hallway, with access to the study off to the right, providing a useful work from home option.

The sitting room is at the end of the hall and is a beautiful room with stone fireplace housing a woodburning stove. The sitting room opens through to the fantastic ‘heart of the home’ kitchen/dining/family room which has an excellent range of units in a farmhouse style. This lovely room has a stunning vaulted ceiling and bi-fold doors out on to the garden.

A handy utility room is off the kitchen, off which is a lobby and downstairs cloakroom.

Stairs from the hall lead to the first floor where there are 4 generous bedrooms, 2 of which are ensuite shower room. There is also a superb family bathroom.

Further stairs lead up to the 2nd floor where there is a spacious master suite comprising bedroom, dressing room and ensuite shower room.





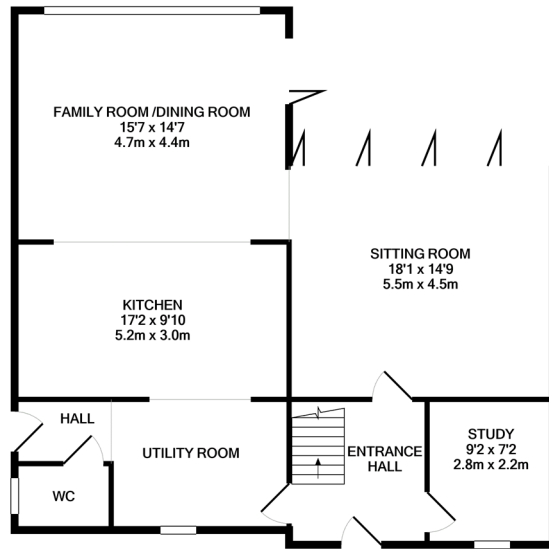
The property has a large than average single garage and ample parking within its plot. The garden is designed for ease of maintenance, with an attractive patio area bounded by a raised lawned area.

Shipham is a village and civil parish in Somerset, on the western edge of the Mendip Hills near the A38, approximately 15 miles (24 km) south of Bristol. The area is one of outstanding natural beauty, in recent years Shipham has become a place of residence for an increasing number of people that work in Bristol, Bath and Weston-Super-Mare looking to escape the hustle and bustle of the city whilst enjoying easy commuter links. The village offers excellent amenities including a Village store, butchers, garage, public houses and an excellent primary school. Churchill Academy is highly regarded, as is Kings of Wessex secondary school, all within close proximity as is private schooling at Sidcot. There is also the added benefit of the easy access to Bristol International Airport, useful for both business and leisure pursuits.

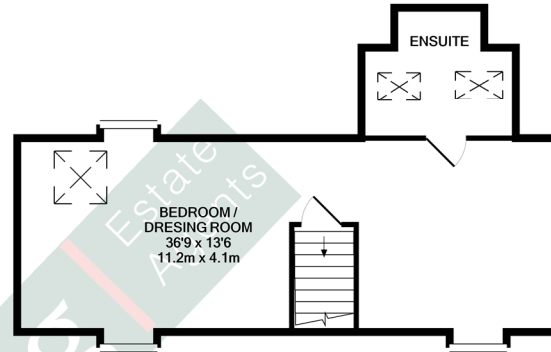
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

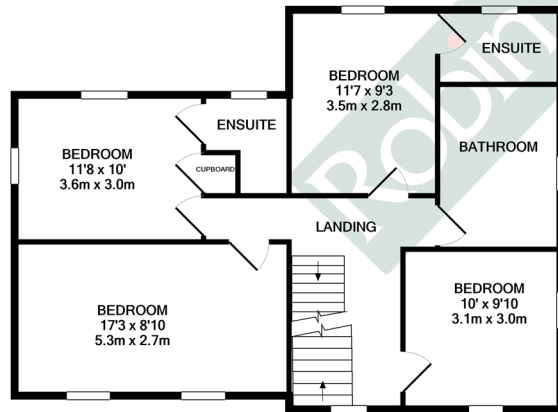




GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.F.T.
(88.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 490 SQ.F.T.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 2186 SQ.FT. (203.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DIRECTIONS – From the A38 heading from Churchill towards Shipham turn left onto New Road, head into the village and turn left into Hollow Road. Continue up the hill and the property will be found at the junction with Top Road.

SERVICES – TBC

LOCAL AUTHORITY – Sedgemoor District Council – Tel 01934 888144 – Band D £1,797.02 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

The Cottage, Hollow Road, Shipham, WINSCOMBE, BS25 1TG

Dwelling type: Detached house Reference number: 8690-9614-9629-1396-0243
 Date of assessment: 19 December 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 29 December 2014 Total floor area: 193 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,942
Over 3 years you could save	£ 381

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 2,514 over 3 years	£ 2,517 over 3 years	
Hot Water	£ 1,161 over 3 years	£ 777 over 3 years	
Totals	£ 3,942	£ 3,561	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			(81-91) B
(69-80) C			(71-80) D
(55-68) D			(59-68) E
(39-54) E			(21-38) F
(13-38) F			(1-20) G
(9-12) G			
(1-8) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 378
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 861

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT