



Sunnyside
Longbottom, Shipham, North Somerset, BS25 1RN

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SUNNYSIDE, LONGBOTTOM, SHIPHAM, SOMERSET, BS25 1RN

AN IMPRESSIVE CONTEMPORARY 5 DOUBLE BEDROOM DETACHED FAMILY HOME SET IN 12 ACRES WITH A DOUBLE GARAGE, AMPLE PARKING AND EXTENSIVE EQUESTRIAN FACILITIES IN A HIGHLY REGARDED AREA OF OUTSTANDING NATURAL BEAUTY, CONVENIENT FOR ACCESS TO BRISTOL AND BEYOND

- **Approx 4,229 sq ft flexible, immaculate accommodation including 5 double bedrooms (3 en-suite)**
- **Potential to easily create an annexe if required**
- **Equestrian facilities including approx. 40m x 17m manege and barn including 7 stables, paddocks and field shelter**
- **Perfect blend of idyllic rural living and commuter convenience**
- **Wells – 12 miles / Bristol – 17 miles / Bath – 26 miles / Taunton – 30 miles**

Sunnyside is a beautifully presented, very spacious family home with 12 acres and substantial equestrian facilities nestling in an enviable Somerset location convenient for access to Bristol and beyond.

Designed and built by the owners, with an architect certificate, the house is characterised by natural oak beams, and fittings, exposed stonework, calming neutral colours throughout and a warm natural slate floor (with underfloor heating) across much of the downstairs living accommodation. Room proportions are generous to huge and the light and airy accommodation flows freely throughout to provide spacious and extremely comfortable family home. If required, this could be adapted fairly easily to create an annexe, without a major impact on the current layout and proportions of the resultant property. The spacious downstairs shower room provides additional flexibility to suit a variety of needs.





The property is currently arranged for spacious inclusive family living, with a superb kitchen/breakfast/family room, 3 further generous reception rooms, a large utility/boot room and a home gym/cinema room plus 5 generous double bedrooms, of which 3 are en-suite and 2 with balconies from which to further enjoy the wonderful surroundings.

All has been designed and created with great care and attention to detail, with high quality fixtures and fittings throughout. From the double-sided log burner between 2 of the living rooms, to the wine fridges, to the plant room in the utility room, there is a sense that no design features have been left to chance. The extensive views from all angles immerse you into the countryside location, surrounded by rolling green hills. There are many good walks along the Mendip Way immediately accessible from the property.

Outside, various sheltered terraced areas immediately adjacent to the property provide wonderful additional spaces for dining and enjoying the peaceful surroundings. Raised borders with cottage garden planting, including established herbs, shrubs and plants provide colour and interest. Entertainment and leisure opportunities are provided by the pizza oven, small swimming pool and recessed trampoline. Beyond the house are fruit trees and the space for a smallholding if required: the current owners have enjoyed keeping pigs and sheep at the property.

Sunnyside is accessed via a sweeping gravelled driveway to a double garage and very generous parking to the front of the house. Electric gates are due to be installed at the entrance, for further convenience and privacy. Beyond the house, accessible via a





separate gated driveway, are the superb and extensive equestrian facilities. A modern barn provides stabling for 7 horses; there is a manege of approx 40m x 17m and paddocks with a field shelter: the coastal views from the top paddock are breath taking. The rural location also provides nearby bridle paths to explore the surrounding countryside.

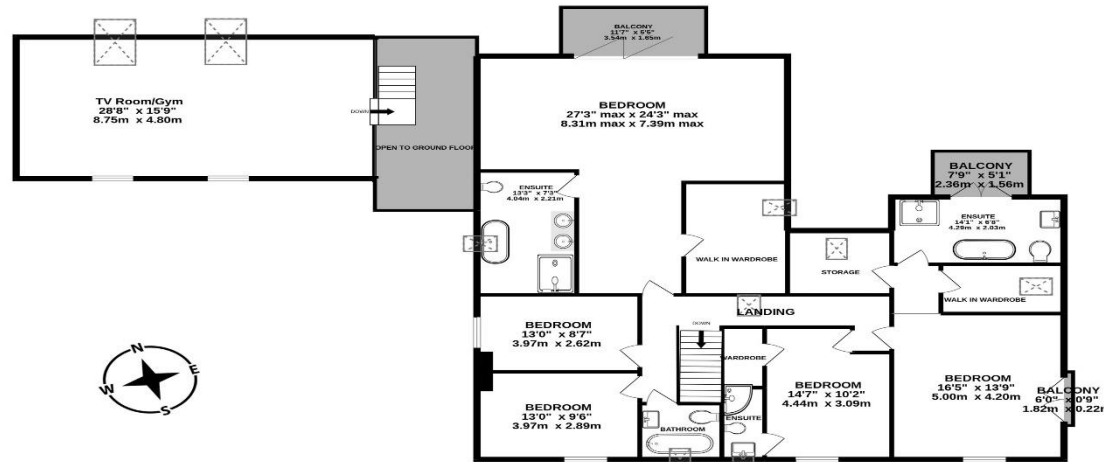
Location – Longbottom is situated just outside Shipham, a pretty village situated on the western edge of the Mendip Hills in a designated Area of Outstanding Natural Beauty, some 17 miles south of Bristol and within easy reach of the M5 (Jct 21 St George's approx. 8 miles) and Bristol airport is within 9 miles. The village has a school, pub, award-winning butcher/general store/newsagent, garage, church and village hall. Kings of Wessex School is nearby and private schooling at Sidcot. A more comprehensive range of amenities can be found in the nearby villages of Winscombe and Cheddar. Mainline railway services are available from Yatton station, within 8 miles, with direct services to Bristol from 16 minutes and London Paddington from 114 minutes.



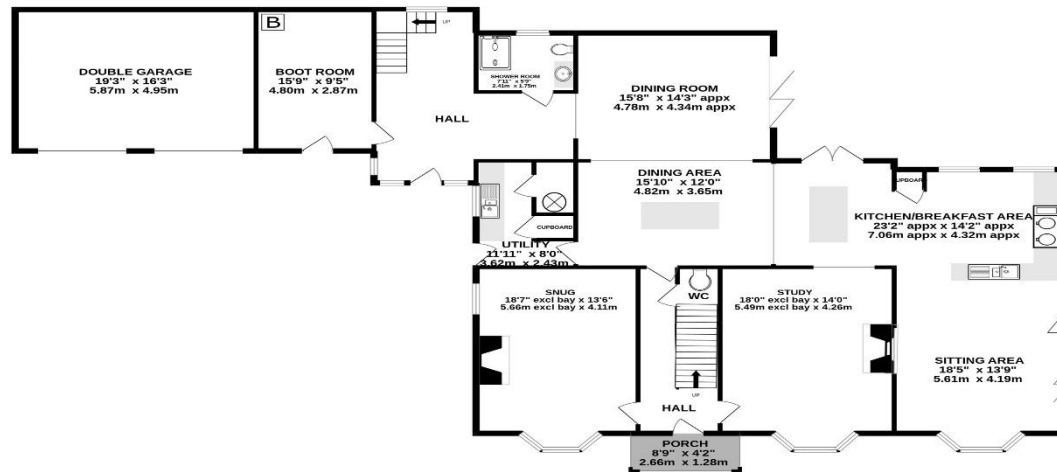




1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 4229 sq.ft. (392.9 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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DIRECTIONS – From the centre of Shipham village take the road to Cheddar, up Cuck Hill. Take the left turn to Longbottom, signposted to Charterhouse, and the property is approx. 0.4 miles along on the left hand side.

SERVICES – Mains electricity, water. Water treatment plant, oil fired central heating, wet system underfloor heating downstairs, **EPC RATING - C**

LOCAL AUTHORITY – Sedgemoor District Council – www.sedgemoor.gov.uk Tel 0300 303 7800 – Band F * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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