

CURRELLS LANE

gth

FELTON





43 Currells Lane Felton, North Somerset BS40 9XF

 4
  5
  4
  280 sqm

A truly exceptional example of multi-generational living at its finest, with scope to further extend subject to gaining the relevant consents. Set out over two floors this four bedroom detached family home is nestled on the fringes of the popular village of Felton, within easy reach of the city of Bristol. With grounds totalling 1.69 acres this home is the epitome of country living, whilst remaining within convenient reach of local amenities.

Freehold Guide Price £995,000

DESCRIPTION & OUTSIDE

In brief, the main residence ground floor comprises entrance porch, sitting room, family room, dining room, kitchen, utility, office and shower room. The bespoke crafted kitchen has been finished in solid wood shaker style wall, draw and base units, with granite worktops as well as metro tiled splash backs. Integrated appliances including tall standing fridge freezer, dishwasher, 'Belfast sink', with space remaining for a range cooker/Aga, all of which has been focused around a central breakfast bar. The consistent flow of the home's layout cannot be disputed with all principal rooms on the ground floor linking together with excellent synergy. The adjoining dining room and family room have been fitted with engineered oak flooring, whilst the later also benefits from an integrated wood burner. The family room is a wonderfully light and bright room with views out over the front of the property. A feature LPG fire has been inset upon a slate hearth with natural stone effect surround. From a central hallway access is provided into the 'office' as well as the annex accommodation. The office had previously been arranged as an additional annex space, with fully fitted kitchenette and shower room adjoining providing further flexibility to this already versatile home, with its own private access provided and space to provide designated parking. The shower room has been constructed as a wet room facility, with walk in double shower unit, pedestal sink and WC, ideally suited for a dependant relative requiring single storey living.

On the first floor are four bedrooms, a family bathroom and separate WC. Both bedroom one and two are impressively spacious double bedrooms in size, benefiting from ample integrated wardrobe space and enjoying unrivalled views over the surrounding countryside, towards the Mendip Hills on the horizon. Bedroom three and four are single rooms in size with the later having previously been used as a 'hobby' room by the current owners. The family bathroom consists walk in double shower unit, panelled bath, WC and wash hand basin inset up a half width vanity unit. Complimentary tiling has been applied throughout.

Returning to the ground floor and with separate access directly from the driveway the annex features an incredibly spacious double bedroom with further space for seating/living area. A shower room adjoins which then provides access out into the workshop. On the first floor is an open plan kitchen/living/dining space and further shower room with completely and utterly unspoilt views over the surrounding countryside.

Approaching the property from Currells Lane, electric gates open onto a sweeping block paved driveway, bordered by mature hedging and sweeping up to the home and land beyond. Parking is available in numerous spots along the property and is something you will never be short on. Either side of the driveway are the formal gardens to the home which have been predominately laid to lawn, with an abundance of well stocked floral beds and established trees providing privacy and seclusion. Immediately in front of the home is a large patio area, which enjoys 360 degree views of all that this beautiful home and surrounding area has to offer, the perfect spot to sit back and enjoy on a summers day. Heading towards the southern end of the home is once again where this property separates itself from the rest with a range of useful and well maintained outbuildings. The first you will find is an enclosed workshop, fitted with the benefit of both a light and power connection, along with jack and jill access into one of the two shower rooms provided within the annex. Next we find a double 'open' stable, leading out onto a hardstanding and into an enclosed post and rail paddock where the current owners have housed a wealth of rescue animals over the years including pigs, goats, alpacas and chickens. Beyond that a further two stables provide additional shelter with a tack room/hay store abutting at the far end. The remaining grounds, which again can be accessed from either the driveway or outbuildings is level amenity land, enjoying a smattering of fruit trees and bordered by hedging on all sides. For the current owners this has provided an idyllic slice of sanctuary for the vast array of rescue animals but provides a wealth of flexibility to adapt to almost any purchasers needs.



SERVICES & OUTGOINGS

We understand mains water, electric, private drainage and oil are connected

Council Tax: North Somerset Council Band ‘G’

DIRECTIONS

What3words:///page.leap.butter

ADDITIONAL INFORMATION

Broadband: ADSL—basic broadband is available—highest available download speed 23 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding The property is located in an area of ‘very low’ flood risk. Data found using Gov.UK.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

Chancellors Pound, Unit 6, 8, 9 & 10, The
Pound, Redhill, BS40 5TZ

Tel: 0117 203 5577 | Ref: BUR250082

GREENSLADE TAYLOR HUNT
www.gth.net

Approximate Gross Internal Area = 280.2 sq m / 3016 sq ft
 Outbuildings = 89.9 sq m / 968 sq ft
 Workshop = 37.9 sq m / 408 sq ft
 Total = 408.0 sq m / 4392 sq ft

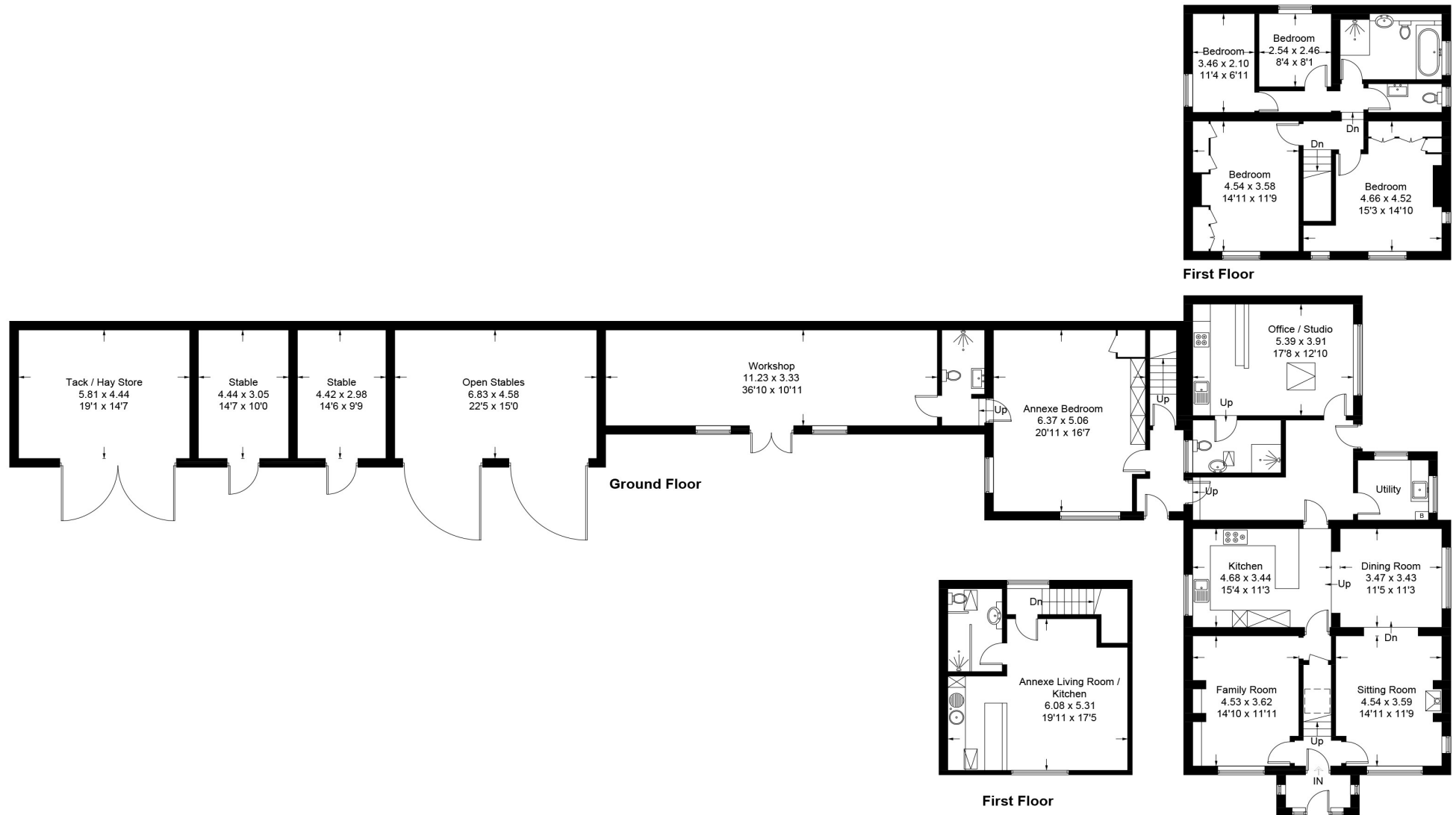


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1242674)

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

