

WEST LANE

gth

FELTON





The Sharples, West Lane Felton, North Somerset BS40 9UF

 1
  3
  2
  164 sqm

A beautifully appointed stone built barn, benefiting from three double bedrooms, set within grounds of 0.52 acres. The property has recently been redecorated by the current owners and presents a wonderful family home that has been brought to the market with the benefit of no onward chain.

Freehold Guide Price £525,000

DESCRIPTION & OUTSIDE

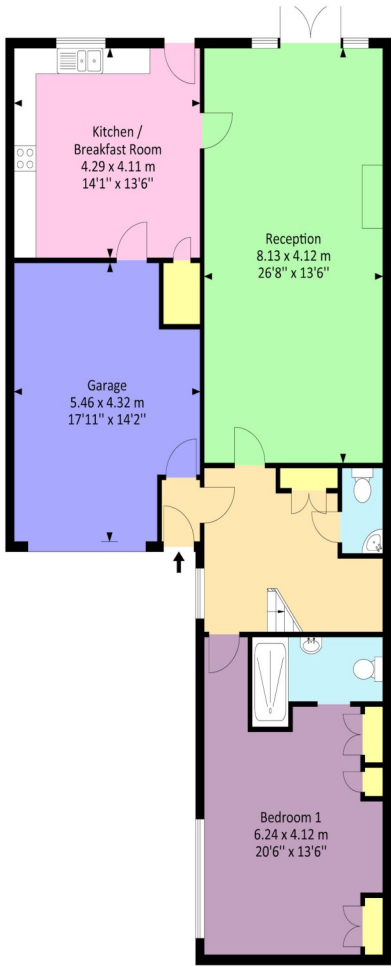
'The Sharples' - a unique detached barn conversion set in circa 0.52 acres opposite a great village pub, 'The George and Dragon', with views from its own field towards Dundry Hill and Maes Knoll in the distance. Fantastic living space and scope for a ground-floor annexe as well. The 28' (8m) living room comes with an open fireplace and space for formal dining in front of French doors overlooking the garden. The fitted kitchen/dining room offers plenty of space for the family to sit and eat together, it has a very useful pantry, plus an internal door to the oversized single garage. The galleried hallway has a double-fronted coat-cupboard and a door to the downstairs cloakroom.

There are three generous double bedrooms – one on the ground-floor with an en-suite shower room and two upstairs, all sharing the family bathroom. Each has fitted wardrobes/storage. Practical benefits include gas central heating, Upvc double-glazing and mains drainage.

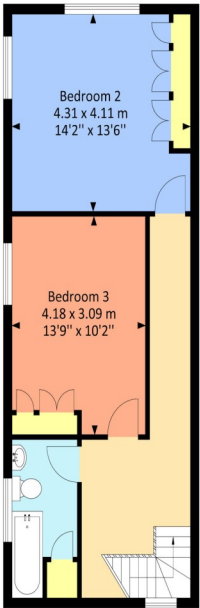


WEST LANE

The Sharples, West Lane, Filton, Bristol, BS409UF
Internal Area (Approx)
164.10 Sq.M / 1766.40 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor

There is plenty of gated parking to the front, with turning space, screened from the road in front by a stone wall. A side passage leads through to a delightful well-tended garden, with productive apple trees at the far end bordering the field which is included in the sale - a haven for wild birds - just hop over the stile and take it all in. The local primary school is in neighbouring Winford which also has a village shop and Post Office. Chew Valley Secondary School is a little further afield, between Chew Magna and Chew Stoke. This is a great opportunity to buy a fine family home, with the added benefit of the field behind which could accommodate a multitude of hobbies, or simply break-out space to get away from it all! And if you are looking for a quick move, it comes with NO ONWARD CHAIN – come and view!

SERVICES & OUTGOINGS

We understand that mains electric, water and gas are connected to the property. Gas fired central heating.

Council Tax: North Somerset *Council—Band F*

DIRECTIONS

What3words:///area.beams.gets

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

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 in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



gth

VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Chancellors Pound, The Pound, Redhill,

BS40 5TZ

Email: residential.redhillbristol@gth.net

Tel: 0117 203 5577 Ref: BST250112

GREENSLADE TAYLOR HUNT

www.gth.net