



Under Copse Cottage
Long Lane, Redhill, BS40 5SE

debbie fortune



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Redhill

North Somerset

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Dating in parts from the 1600's and set in a no-through lane on the edge of open fields in the village of Redhill is this beautifully presented and sizeable character country cottage with far reaching Wrington Vale views.

- Beautifully presented 17th-century country cottage
- Exceptional Far-reaching views over the Wrington Vale towards the Mendip Hills
- Two Characterful reception rooms, attractive fitted kitchen
- Study and downstairs shower room, landing/dressing area
- Three bedrooms, bathroom, separate WC
- Attractive well planted gardens with elevated vegetable patch
- Off-street parking, large garage and office/studio
- Convenient for local amenities and transport routes
- No onward chain

Price £575,000

DESCRIPTION

Set in a secluded and quiet no-through lane on the edge of fields in the popular village of Redhill and benefitting from panoramic Wrington Vale views is Under Copse Cottage, an evocative semi-detached period cottage of character with sizeable living space. Parts of Under Copse Cottage date from the 1600s but the property has been renovated and extended over the years to a very high standard creating modern, light and airy living accommodation, whilst retaining the innate character of the building. The property has an intriguing past; a previous owner found a cannon ball dating from the Monmouth Rebellion and the oak lintel above the fireplace is understood to be from St Paul's Cathedral.

On the ground floor a good-sized entrance porch has an arched door opening into a large dining room with herringbone wood flooring. There is a beautifully appointed light and bright kitchen with vaulted ceiling and granite work surfaces and a large living room with feature fireplace and double doors out to the gardens. To the rear of the ground floor is a separate study with original flagstone flooring that leads to a beautifully appointed shower room. On the first floor there is a large galleried landing/dressing area, two generous double bedrooms with exceptional far-reaching views over the surrounding countryside, a beautifully appointed main bathroom, with a gorgeous panelled bath, and a separate WC. From the landing there is a further staircase that leads up to a mezzanine level third bedroom with exposed beams, a great extra space with scope for a variety of uses.

The gardens are particularly impressive, laid out as they are in a cottage style with box hedging, a good sized lawned area, gravel paths, also a vegetable patch and greenhouse to the side of the house. There is off-street parking for two vehicles in front of a good-sized garage with attached studio/office, again with scope for a variety of uses.

The incredible south west facing views that the cottage enjoys are truly breath-taking and, in our opinion, would be hard to better, whilst the setting itself is rural, yet not isolated, perfect for lovers of walking with miles of amazing countryside footpaths and bridleways to enjoy. Redhill is also highly convenient for amenities and schools, with Wrington just down the road and great transport routes to both Bristol and Bath and further afield, so no problems with the commute.

Agent's comment: Under Copse Cottage is absolutely one of my favourite listings for many years, it's incredible setting, versatility and wonderful character is simply hard to beat.

DIRECTIONS

Travelling from the centre of Wrington proceed up School Road and turn right at the top into Long Lane. Continue on to Redhill and take the no-through lane signposted 'Public Footpath' on your left just before Winters Lane. Go to the top of the hill and the property can be found on your right-hand side.

SITUATION

Redhill is a highly favoured and sought-after village situated in an elevated position in the beautiful North Somerset countryside. It has local facilities including church, village hall/social club and recreational field with a children's play area. More comprehensive services are available in the nearby village of Wrington, including shops, doctor, dentist, chemist, vet, church, chapel, public houses, a well-supported primary school (recently awarded 'Outstanding' by Ofsted) and various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which has also recently been awarded 'Outstanding' by Ofsted and, in addition, benefits from a modern sport complex available to the general public. Children in the village of Redhill are currently provided with transport daily to and from Wrington Primary School. There are also schools at Bristol, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a short drive. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available within a few miles. The village of Redhill is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

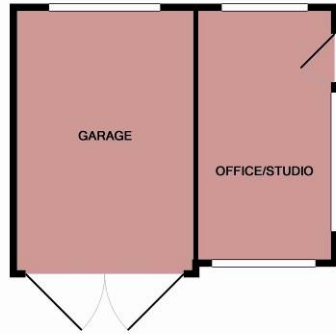


Our vendor says ... I bought the house because it was love at first sight. For me it was the irresistible draw of the peaceful rural idyll combined with all the amenities that a large city has to offer just 20 minutes' drive away. There is nothing more relaxing than soaking up the incredible views from the garden on a summer's evening or cosying up in front of the inglenook on a cold winter's night. It's an awful wrench to leave here, but that's the power of love.

We have noticed ... We love Under Copse Cottage here at Debbie Fortune's... As soon as we walked up the no through lane, we knew that we had a special property on our hands. It's a prominent yet private spot, overlooking some of the most beautiful views of the Wrington Vale that you could hope to find. The gardens are a delight with a well-stocked vegetable patch providing rhubarb, raspberries, black and redcurrants and gooseberries, a bonus for kitchen gardeners! Internally the accommodation is flowing and practical without losing any of the innate character. A real gem!



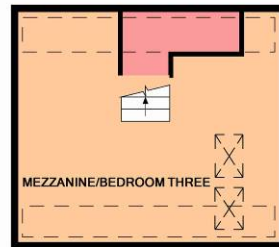
Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 1405 SQ.FT.
(130.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(61.9 SQ.M.)



MEZZANINE LEVEL
APPROX. FLOOR
AREA 291 SQ.FT.
(27.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 2362 SQ.FT. (219.5 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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MEASUREMENTS

ENTRANCE PORCH	8' 06" x 8' 04" (2.59m x 2.54m) at widest points
DINING HALL	16' 09" into bay x 12' 04" (5.11m into bay x 3.76m)
KITCHEN	12' 03" x 12' 03" widening to 17' (3.73m widening to 5.18m x 3.73m)
PANTRY	6' 05" x 3' 06" (1.96m x 1.07m)
LIVING ROOM	22' 06" x 16' 04" (6.86m x 4.98m) into inglenook
STUDY	14' 03" x 6' 05" (4.34m x 1.96m)
CLOAKS AREA	
SHOWER W.C.	7' 11" x 5' 03" (2.41m x 1.6m)
STAIRS TO FIRST FLOOR LANDING	
BEDROOM ONE	14' 09" x 11' 11" (4.5m x 3.63m)
LARGE LANDING/ DRESSING AREA	18' 03" x 7' 04" (5.56m x 2.24m)
MEZZANINE/BEDROOM THREE	
BEDROOM TWO	12' 04" into fitted wardrobes x 13' 01" (3.76m into fitted wardrobes x 3.99m)
BATHROOM	9' x 7' 11" (2.74m x 2.41m)
SEPARATE W.C.	5' 01" x 2' 11" (1.55m x 0.89m)
OUTSIDE	
GARAGE	18' 11" x 12' 04" (5.77m x 3.76m)

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