

Previously part of the Nut Tree Farm estate, and believed to have been constructed circa 1920 this impressive detached period property is located in the most sought after village of Winscombe. Boasting character and charm in abundance and set in generous grounds approaching some 1.6 acres. The spacious and flexible internal accommodation comprises; living room, sitting room, cloakroom, kitchen/dining room/snug, master bedroom (with en-suite shower room), three additional bedrooms and bathroom. Additionally there is a one/two bedroom annexe located within the gardens which offers ample opportunity for home/work situation, family members coming to stay or as a holiday let providing additional income. Boasting an idyllic position in a semi-rural location, the property's positioning is beneficial for those looking to relax in a village setting still within reach of the surrounding bustling towns and villages as well as Bristol City Centre for the commuter. The extensive formal and private gardens incorporate a wildlife pond, with landscaped lawns, flower borders, mature shrubs, trees and an orchard, as well as agricultural pasture land. This fantastic space looks out onto Area of Outstanding Natural Beauty (AONB) and boasts a Summer House set up as a bar – a perfect spot for entertaining. Thoughtfully laid out, there is also an enclosed courtyard and separate patio area. In addition to the already generous outside space and internal accommodation, 'Rock Mount' benefits from a boot room, extended garage/workshop and ample off street parking via a paved, gated driveway to the front of the property. Hosting an abundance of charm, character and combining this with the warmth of a true 'family home', it goes without saying that David Plaister Ltd is pleased to present this unique property, and that we highly recommend viewing to appreciate all it has to offer. EPC ratings D65 and TBC, Council Tax Band G.



ACCOMMODATION

Period leaded light front entrance door to entrance vestibule, inner period door to hallway.

Entrance Hallway

A super hallway with doors to kitchen, living room and cloakroom, stair flight rising to first floor, picture rail, panelling, ceiling beam, radiator, all adding to the warm and friendly feel of the property.

Living Room 20' 10" x 15' 10" (6.36m x 4.83m)

Wow! What a room with 270m high ceiling, exposed beams, picture rail, decorative fireplace surround sat on marble hearth, ceiling and wall lights, dual aspect windows providing ample light, glazed door to enchanting side garden, sliding patio doors to sitting room, two radiators.

Sitting Room 18' 0" x 15' 1" (5.48m x 4.61m)(to cupboard fronts)

Again, a room of cosy character with beamed ceiling, brick built open grate fireplace, inset and flanked by built in display cupboards, centre and wall lights, two radiators, door to side garden and window overlooking rear garden and open countryside beyond.

Cloakroom (Under stairs)

Low level W/C, wash hand basin, timber flooring.

Kitchen/Dining/Snug ("The Hub of the Home")

Snug Area 10' 10" x 11' 6" (3.30m x 3.50m)

A real cosy room opening to the kitchen and dining rooms with a free standing wood burner providing ample heat to the area, inset ceiling spotlights, double glazed window to front of property, openings to kitchen and dining areas, radiator.

Dining Area 11' 11" x 10' 0" (3.62m x 3.05m)

Inset ceiling spot lights, double glazed window to front, radiator, space for eight seat dining table, breakfast bar as part of kitchen.

Kitchen 18' 10" x 9' 5" (5.74m x 2.86m)(plus 3.03m x 1.49m)

An impressive contemporary kitchen with inset ceiling spotlights, a range of wall and floor units with wood effect square edge worktops over, under unit lighting, integrated fridge and freezer, six ring 'Range' cooker with gas hob and double electric oven with stainless steel canopy type extraction hood over. A real compliment to this area is the 'Karndean parquet' effect flooring, which runs into a further area containing a one and a half bowl sink with swan neck mixer tap over, units to match kitchen, integrated dishwasher, UPVC double glazed window to rear garden, UPVC double glazed doors lead to rear garden from kitchen.



Period stair flight rises through a half landing to landing.
An impressive half galleried landing with stained glass window, exposed roof timber beam, radiator and doors to all principal first floor rooms.

Bedroom One (Master) 13' 10" x 11' 3" (4.21m x 3.43m)(to cupboard fronts)

(Please note: This room has huge undelivered potential to be a quality Master Suite) Range of fitted wardrobes, part sloping ceilings, radiator, door to en-suite, double glazed window with delightful views over rear garden/land and countryside beyond.



En-suite

Shower enclosure with mains fed shower and glass doors over, tiled walls, low level W/C, pedestal wash hand basin, radiator, extraction fan.

Bedroom Three 11' 11" x 10' 0" (3.63m x 3.05m)(plus box bay)

Part sloping ceilings with exposed roof timbers, box bay with double glazed windows overlooking side gardens, radiator.



Bedroom Two 13' 11" x 10' 8" (4.25m x 3.24m)(into recess)

Part sloping ceilings, double glazed window to front of property, radiator, door to under eaves storage.



Bedroom Four 17' 2" x 9' 2" (5.22m x 2.80m)(To chimney breast)(Plus box bay)

A good size fourth bedroom with part sloping ceilings, picture rail, door to under eaves storage, radiator.

Bathroom 11' 8" x 9' 5" (3.55m x 2.86m)

Again, a great sized room. Panel bath with centre taps and tiled splashbacks, spacious glass shower enclosure with mains fed shower over, pedestal wash hand basin, low level W/C, tiled floor, access to roof space, radiator, part tiled walls, doors to under eaves storage, double glazed window with views, heated towel rail.



Garage/Workshop 38' 1" x 16' 10" (11.62m x 5.14m)

A huge garage with electrically operated up and over door, four double glazed windows, one single glazed window, pedestrian door to courtyard, power and light.

Boot Room 9' 4" x 7' 6" (2.84m x 2.29m)

A separate room with space and plumbing for appliances, UPVC double glazed window to rear.

Enclosed Courtyard with double doors to front of the property.

Annexe

A super detached annexe provides a different dimension and could be used for home and income, business or of course 'that teenager!' or a dependent relative.

Open Plan Living/Kitchenette Area 19' 10" x 17' 6" (6.04m x 5.33m)

Free standing wood burning stove, UPVC double glazed windows and doors, plus one timber door, kitchen sink set in base unit, breakfast bar.

Shower Room

With low level W/C, pedestal wash hand basin, shower enclosure with 'Triton' electric shower and glass doors over, UPVC double glazed window, access to roof space.

Bedroom 9' 6" x 8' 5" (2.90m x 2.56m)

UPVC double glazed window.

Living Room/Bedroom Two 9' 6" x 8' 5" (2.90m x 2.56m)

UPVC double glazed window.

Enclosed rear patio garden.



Freddie's

Wow! What a perfect place for 'Al fresco' entertaining with its own bar. I bet Winscombe didn't know if had such a perfect place overlooking a pond and beyond!

Gardens

Extensive, formal gardens, patios, wildlife clay based nature pond, stabling (x3), orchard, a flagpole, impressive views, seclusion, privacy and quiet country outlook! Just wonderful! All set in circa 1.6 acres of formal residential curtilage and agricultural pasture land.

Ample off street parking to the front of the property.







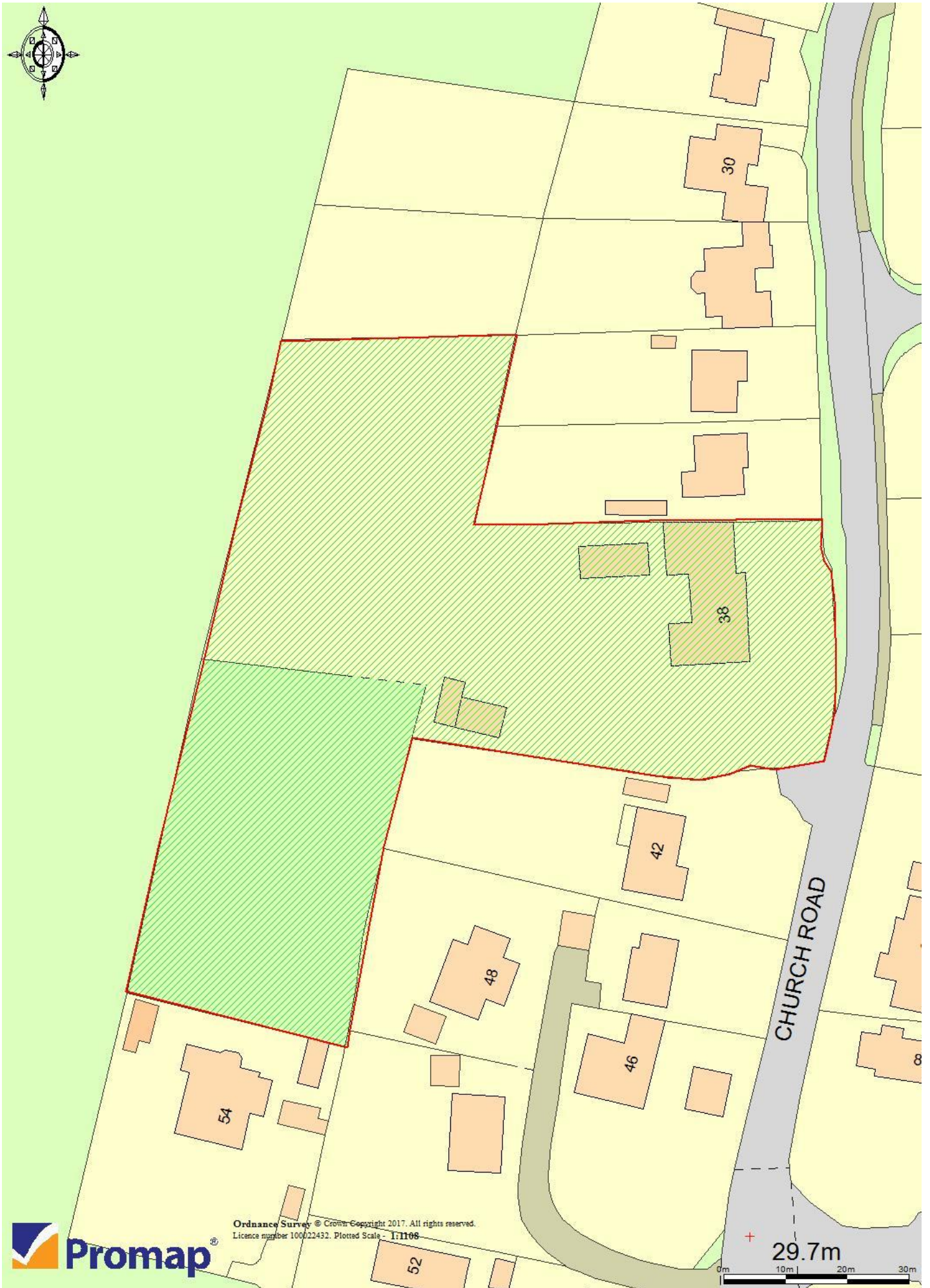
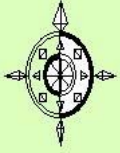




Winscombe Village

Well placed for transport links to Weston-super-Mare, Bristol City Centre and beyond, Winscombe Village holds a wealth of charm and boasts a semi-rural position in North Somerset, on the outskirts of the Mendip Hills – an Area of Outstanding Natural Beauty. Offering a village pub and church, a bakery, pharmacy, dentist as well as local shops (including a wine shop) and other amenities, the village provides ample opportunity for entertainment with a recreational ground which hosts an array of activities/sports including rugby, cricket, bowls, football and hockey. The nearby The Strawberry Line and Cheddar Reservoir are also within reach. Ideally situated for the local secondary schools of Churchill Academy and Sixth Form and Sidcot – a private school - with a primary schools in the village itself, Winscombe is ideal for the growing family and commuter links to Bristol and beyond are in reach. Also well placed for travel to Bristol Airport and Bristol University.

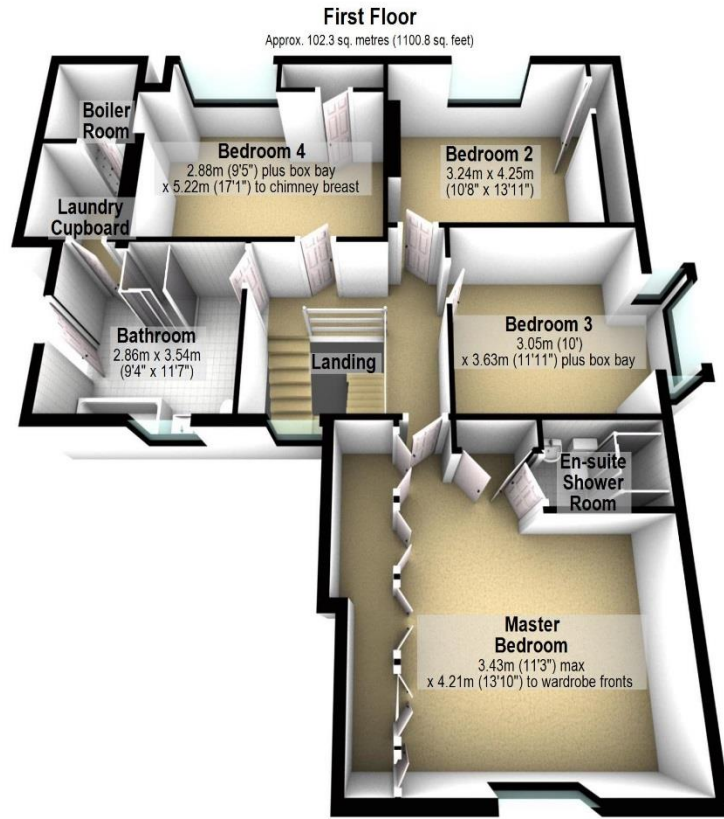
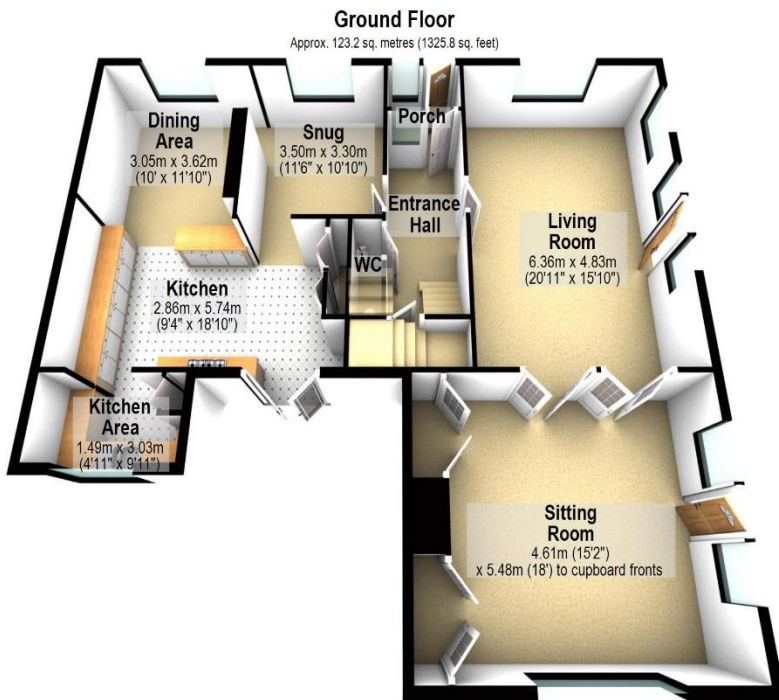
Please Note: An application for 'Outline Planning Permission' (Application No: 16/P/2795/O) has been submitted for circa 80 residential dwellings and associated infrastructure at Broadleaze Farm, 85 Sandford Road, Winscombe BS25 1JJ, located approximately 1.1 miles from Church Road. In addition, there are various other planning possibilities in and surrounding the village. David Plaister Ltd would always strongly recommend that any potential purchaser carry out their own verification and checks to ensure they are satisfied before proceeding to purchase.




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29.7m
0m 10m 20m 30m



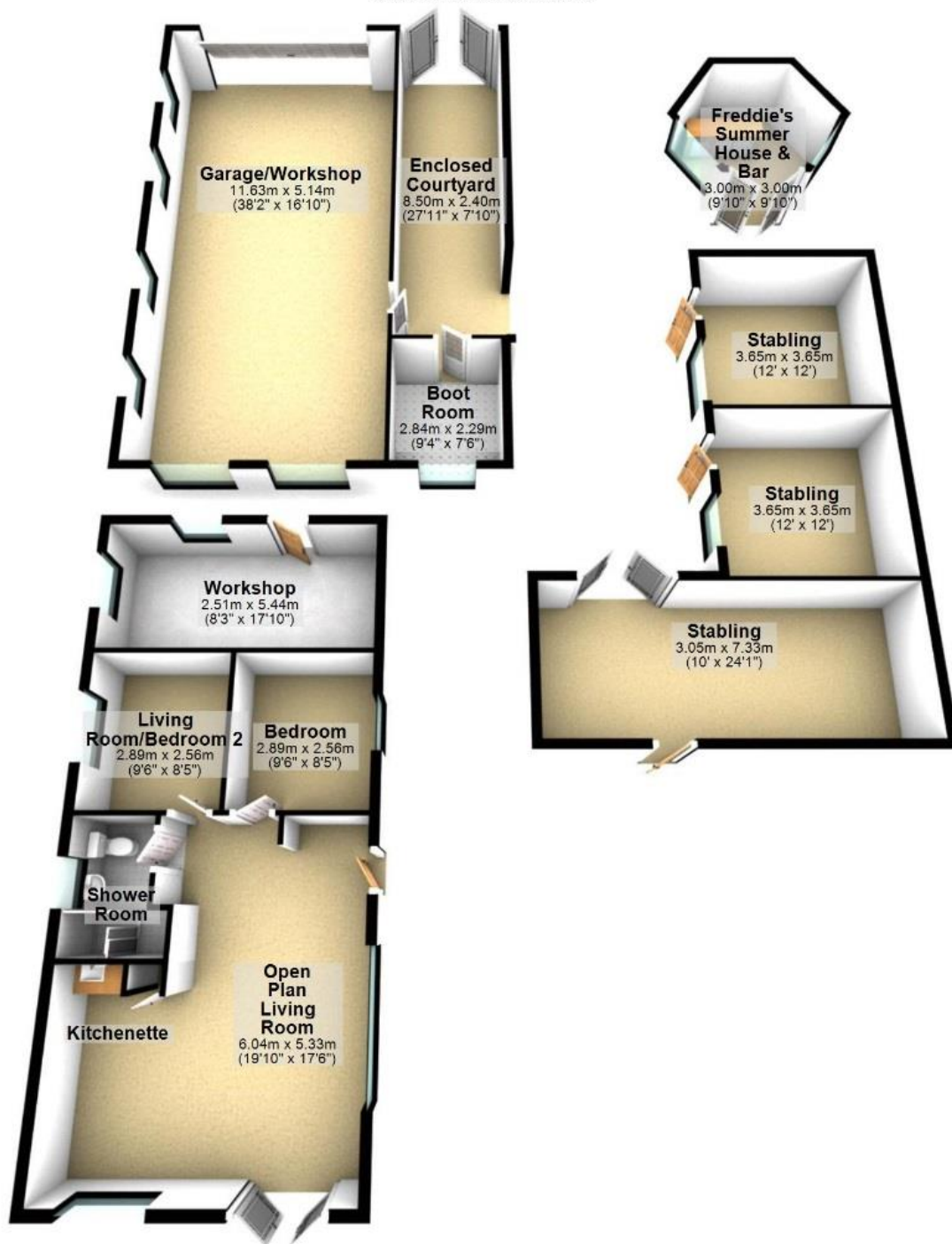
Total area: approx. 225.4 sq. metres (2426.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Main House EPC Rating

Outbuildings (not in correct situ)

Approx. 89.1 sq. metres (958.6 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

Annexe EPC Rating

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.