



WINSCOMBE COURT  
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Winscombe Court  
Winscombe Hill  
Winscombe  
North Somerset  
BS25 1DE

~  
(Between Bristol, Wells and Wedmore)

~  
Beautiful example of gothic revival architecture

Over 8700 Sq. Ft of Accommodation

Coach House

Tennis Court & Heated Swimming Pool

Potential to run a business  
(Subject to necessary consents)





### About the area

The North Somerset village of Winscombe nestles in the beautiful Mendip countryside within commuting distance of Bristol. The village's atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school ([www.winscombewoodborough.n-somerset.sch.uk](http://www.winscombewoodborough.n-somerset.sch.uk)). Winscombe is in the Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) catchment area for secondary education, where there is also an excellent sports centre and dry ski slope nearby. Private sector schooling is also close by at Sidcot and further afield (Millfield near Wells and Clifton College in Bristol).

Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge.

As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. Bristol International Drive is within a 15 minute drive and a mainline rail link to London, at Weston-super-Mare, is only 10 minutes' drive away.

### Directions

At the traffic lights on the A38 by Sidcot School, turn right (A371) to Winscombe (Sidcot Lane). Continue on this road through the village of Winscombe and proceed under the former railway bridge. Take the first left into Church Road and continue along this road for approximately half a mile. After a small area of grass on your right, the entrance to Winscombe Court will be found shortly on the left hand side just before the Church on your right.





### Description

Winscombe Court is a substantial Victorian property with Gothic revival details. Carefully restored over the years to include a hand built kitchen with feature AGA and modern bathrooms throughout. The house has been carefully designed to provide wonderfully flexible accommodation and could offer an opportunity to run a business or gain significant rental income. Meticulously maintained by the present owners and further updated to enjoy all modern fittings together with period features you would expect including substantial fireplaces, delightful coving and central roses which are different in all principle reception rooms. Large stone mullion windows allow plenty of light and give superb views across the gardens towards the Mendip Hills. In addition to the main house, there is further accommodation in Winscombe Court Cottage which is a charming detached two bedroom cottage ideal to accommodate extended family or generate an income.

### Gardens and Grounds

The property is approached across a tarmaced drive which turns sharply into a gravel drive that leads to a parking area at the front of the house. There is garaging connected to Winscombe Court Cottage, a terrace and gravel area accessible from the breakfast room and hall. There is a level front lawn which is laid to grass which can be seen from all main reception rooms.

Beyond the garden, enclosed by a high rendered wall is a swimming pool with delightful timber framed summer house/ changing room. There is also a timber framed garage, hard tennis court and the remainder of the gardens are to the south of the property and are once again level and laid to lawn. On the south and west boundaries of the upper garden there are mature trees and a belt of woodland with a charming walkway that leads to a doorway onto Winscombe Hill opposite the Church. This pathway also leads to a door at first floor level of the house and steps take you down to the rear porch and dining room at garden level. The property stands in approximately 0.8 hectares (2 acres).

### Services, further land and accommodation

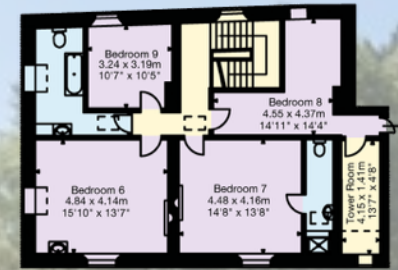
All mains services are connected. Including gas-fired central heating.



# Winscombe



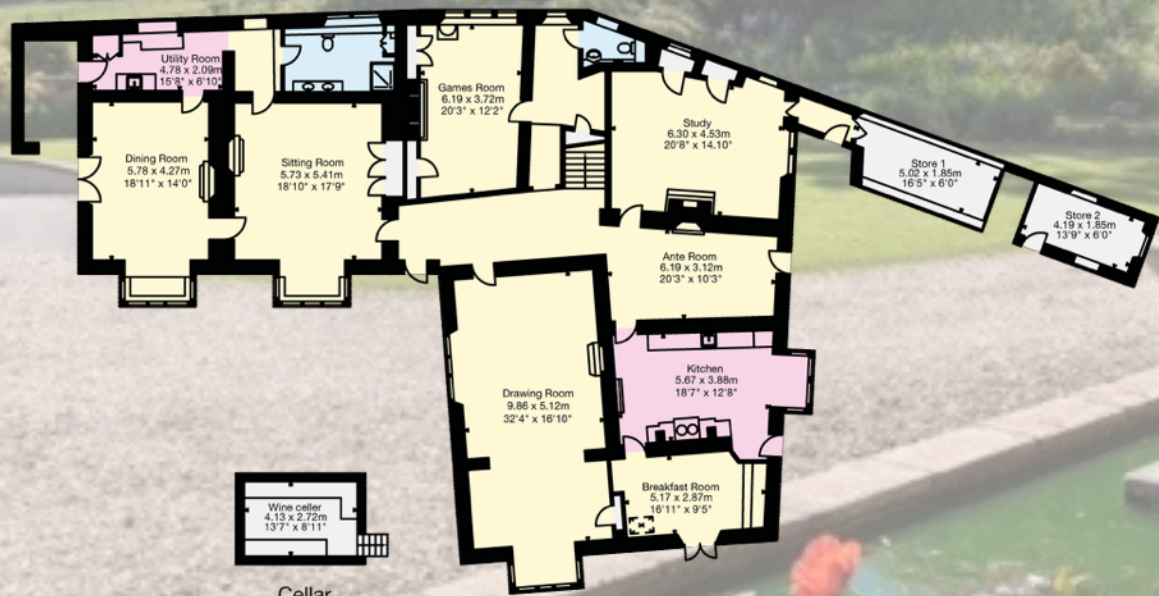
First Floor



Second Floor

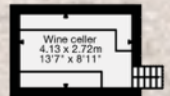
APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
Main House  
811 sq.m (8,729 sq.ft)

Winscombe Court Cottage  
126 sq.m (1,355 sq.ft)



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Cellar



Ground Floor  
(Winscombe Court Cottage)



First Floor  
(Winscombe Court Cottage)

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