

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BARTON GRANGE, BARTON ROAD, WINSCOMBE, NORTH SOMERSET, BS25 1DP



# Unique development in beautiful location

## Situation

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. 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.

## Description

Currently a well proportioned former care home in need of modernisation, Barton Grange offers flexible accommodation and a number of further uses with full detailed planning for four dwellings.

Full planning permission has been granted for change of use from the current commercial usage and care home to four residential dwellings.

Given the current usage other commercial usages could include a hotel or potential for further development subject to necessary planning permissions.

Please ask our office for further information regarding the current planning application (18/P/2035/FUL).

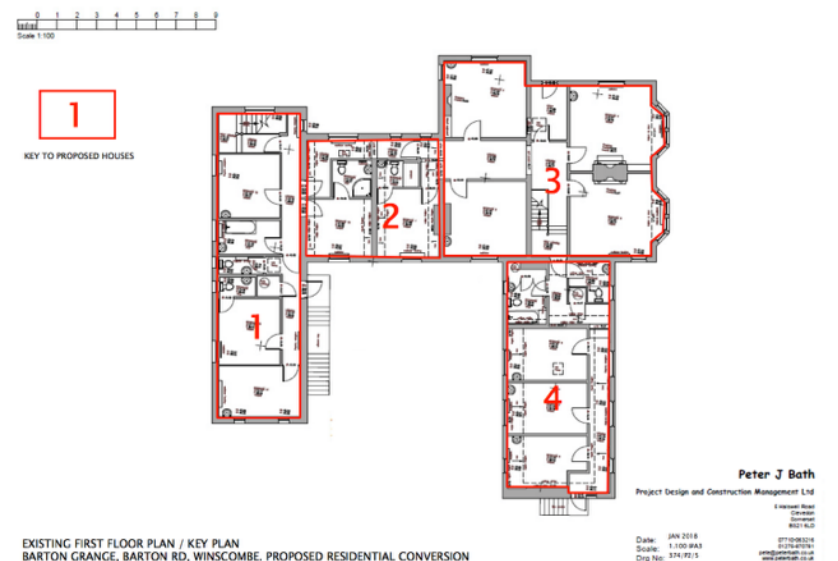
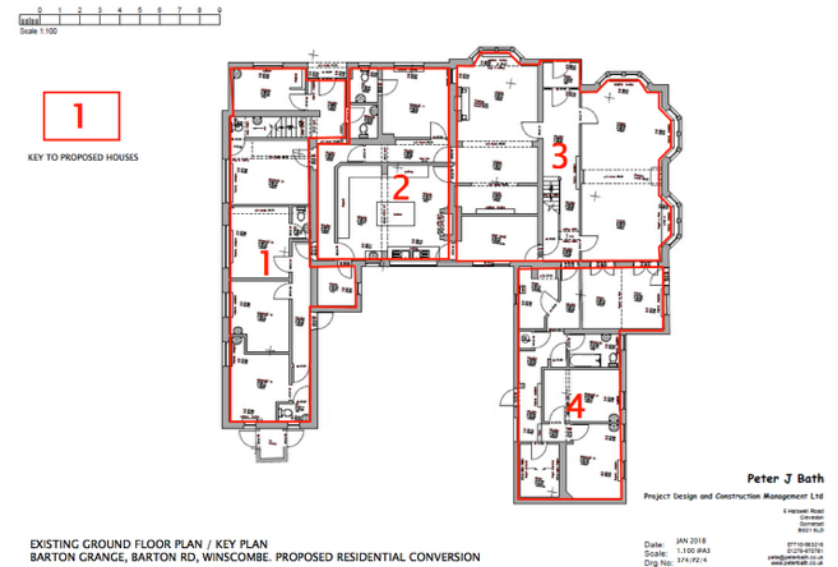
## Outside

Surrounded on all sides by mature gardens, with a variety of shrubs & specimen trees. There is parking for numerous cars and long sweeping in out driveway.

Agents Note: The adjacent property enjoys a right of way over a small portion of the in out drive. Further details are available in our office.

## Directions

Take the turning for Winscombe and proceed through the village, under the railway bridge and turn left into Church Road. Continue on this road until reaching a right turn signed Barton. Barton Grange will be found to the left hand side after approximately 1/2 of a mile. Post Code BS25 1DP.









# Barton Grange, Barton Road, Winscombe, BS25 1DP

Approximate Gross Internal Area = 574.8 sq m / 6187 sq ft  
(Excluding Outhouse)



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**IMPORTANT NOTICE**

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