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Robin King Estate Agents

2014-2015



Gold
**The Negotiator
AWARDS 2014**
Regional Agency
of the Year: South West

Robin King | Estate Agents

WILLOW FARM, BARTON ROAD, WINSCOMBE, BS25 1DP

Superb detached country home set in an idyllic rural location

Approximately 3,700 sq ft of accommodation, set in some 1.37 acres of garden

Surrounded by glorious countryside with far reaching views from both front and rear, yet close to village amenities

Welcoming entrance hall

Three reception rooms, plus study and home gym

Stunning kitchen/breakfast room plus utility

Superb master bedroom with mezzanine sitting area and ensuite bathroom

4 further bedrooms, 1 with ensuite

Extensive gardens

Double garage

No onward chain

This large detached country home provides stylish accommodation of some 3,700 sq ft, which has been updated and extended by the present owners. The setting is glorious, located down a quiet, yet accessible, country lane and surrounded by countryside, with far reaching views. The village of Winscombe with its amenities is within easy reach and the property is offered with no onward chain.

An entrance lobby leads into a welcoming hallway with limed oak flooring and good use of understairs space. There is also a stylish downstairs cloakroom off. At the end of the hallway is a lovely family room/library with a stylish eye-level Bodart and Gonay woodburner. A hidden doorway, behind the library shelving leads through into the home gym, which is also used as a cinema room and adjoining this is the home office.

At the far end of the hallway is the really spacious sitting room with a contemporary style woodburning stove, wide slate display hearth and a separate sitting area overlooking the garden.

The kitchen is stylish and elegant and has a great range of white units including an island with an English Elm worktop. The integrated appliances and limestone flooring throughout, draw the eye to the outdoor seating terrace via the bi-fold doors. The dining room is set off of the kitchen, providing views across the landscaped pond. There is also a utility room.

The first floor continues the stylish presentation, with a truly stunning master suite, which has a mezzanine sitting area, dressing room and ensuite, plus a balcony terrace commanding far reaching views. There is a further ensuite guest bedroom, plus three further bedrooms, all with views. The family bathroom is also stylishly presented.





The large gardens have been landscaped, with mature shrub and flower borders, a large fishpond and meandering pathways around the whole garden. The house sits in gardens of approximately 1.37 acres, and will share a driveway with one other property which is discreetly sited further down the driveway.

The nearby village of Winscombe's amenities include a good range of shops, takeaways library and public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 to London as well as a mainline railway station at stations at Worle (10 mins) and Yatton - providing direct routes to Paddington. The property is in the catchment area for Churchill Academy and Sixth Form plus private schooling is available at nearby Sidcot or Bristol.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

Willow Farm, Barton Road, Winscombe, BS25 1DP

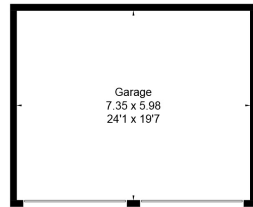
Gross Internal Area (approx) = 344.8 sq m / 3711 sq ft (Including Mezzanine)

Garage = 44.1 sq m / 475 sq ft

Total = 388.9 sq m / 4186 sq ft

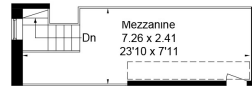
For identification only. Not to scale.

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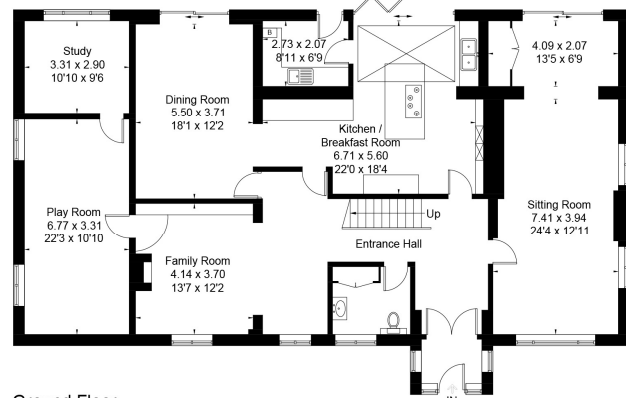


(Not Shown In Actual Location / Orientation)

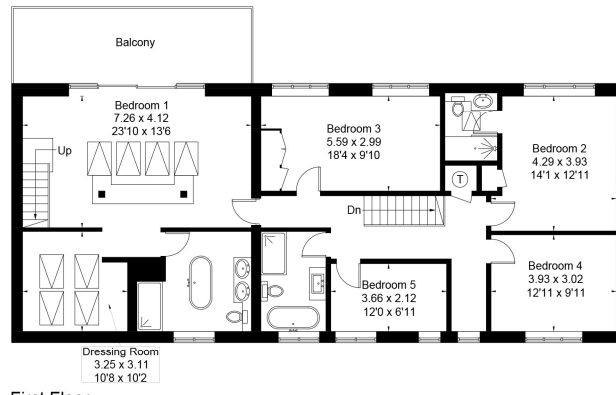
[Dashed box symbol] = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

DIRECTIONS From Robin King's office, turn right on to the High Street and continue out of the village through Langford and over the mini roundabout. Turn right on to the A38 and continue through Churchill traffic lights. Continue, then at the traffic lights take the turning for Winscombe on the right and proceed through the village, under the railway bridge and turn left into Church Road. Continue on this road until reaching a right hand turn signed Barton. Willow Farm will be found on the left hand side.

SERVICES – oil central heating, private drainage.
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £2,637.49 (2017/18) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Willow Farm
Barton Road
WINSCOMBE
BS25 1DP

Dwelling type: Detached house
Date of assessment: 7 November 2009
Date of certificate: 13-Nov-2009
Reference number: 8094-0636-8920-0706-9913
Type of assessment: RDSAP, existing dwelling
Total floor area: 435 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 - 100) A			(81 - 91) A		
(81 - 91) B			(69 - 80) B		
(69 - 80) C			(55 - 68) C		
(55 - 68) D			(39 - 54) D		
(39 - 54) E			(21 - 38) E		
(21 - 38) F			(1 - 20) F		
(1 - 20) G					

Net energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	237 kWh/m ² per year	168 kWh/m ² per year
Carbon dioxide emissions	19 tonnes per year	13 tonnes per year
Lighting	£440 per year	£ 232 per year
Heating	£2764 per year	£ 1967 per year
Hot water	£316 per year	£ 276 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.