



Sycamore House

Front Street, Churchill, Winscombe, North Somerset, BS25 5NG.

Robin King | Estate Agents

SYCAMORE HOUSE, FRONT STREET, CHURCHILL, NORTH SOMERSET, BS25 5NG.

An exquisitely renovated 5-bedroom detached period home offering far-reaching views, set in a central village location complete with delightful gardens, driveway parking and two garages, with easy access to Bristol and beyond.

APPROX 2,122 SQ FT OF FLEXIBLE ACCOMMODATION • STUNNINGLY RENOVATED TO AN EXCEPTIONALLY HIGH STANDARD • 5 DOUBLE BEDROOMS AND 2 BATHROOMS • BEAUTIFUL PERIOD FEATURES • ELEGANT AND WELL PROPORTIONED RECEPTION ROOMS • LOVELY GARDENS WITH MATURE TREES AND SHRUBS • ENERGY EFFICIENT ADDITION OF SOLAR PANELS • ACCESS TO M5 WITHIN 8.3 MILES AT JCT 21 • BRISTOL AIRPORT 6.2 MILES • MAINLINE RAILWAY SERVICES WITHIN 4.9 MILES AT YATTON – PADDINGTON FROM 114 MINS • SUPERB NEARBY WALKS AND OUTDOOR ACTIVITIES AVAILABLE IN THE SURROUNDING MENDIP HILLS

Sycamore House believed to date back to the 18th century has recently been subject to an exceptional top to toe renovation. Not only has it been beautifully enhanced with a comprehensive and sympathetic refurbishment which combines fine period detailing seamlessly with modern family comforts, but also great care and attention has gone in to ensuring that the fabric of the building has been finished to the same high standards. Solar panels, modern insulation, underfloor heating and new joinery for bespoke windows, are just some of the features that ensure that this is the perfect family home.

It has ample family accommodation with five double bedrooms, two bathrooms and magnificent downstairs entertaining space. Sycamore House is also brimming with character. Gorgeous fireplaces, double-glazed timber sash windows, picture rails and beamed ceilings are sure to attract attention of purchasers who want elegance combined with contemporary convenience.

Set back in a walled front garden, mostly laid with lawn and surrounded by borders with mature shrubs and specimen trees, Sycamore House greets visitors with a pretty front door, framed by a new oak porch.





This leads straight into a lobby and on through to the welcoming entrance hall, featuring a stunning tiled floor and a convenient downstairs cloakroom.

To the right is the sitting room. This gracious space is immaculately decorated with beautiful, engineered oak flooring, together with oversized French doors to the garden which not only let light flood in, but also provide a sense of bringing the outside in. An elegant ornate fireplace housing a log burner has bespoke cabinetry to either side adding to the rooms charm. A neatly concealed cinema screen and sound system provide the perfect setup for a cosy winter's evening with the family or friends.

To the left is the kitchen/dining room. Another gracious and welcoming room, it has high ceilings with beautiful picture rail detailing, again with magnificent outlook over the garden thanks to French doors. A soothing palette of neutrals and the natural limestone flooring is a beautiful complement to the refined sage coloured solid oak kitchen with gorgeous work tops. Equipped with Bosch integrated appliances, including an oven, ceramic hob, fridge, and dishwasher there is also ample space for a large table. The dining area, featuring oak floorboards, a log burner, and windows offering glimpses of distant hills, makes this the perfect area for social gatherings.

Sycamore House also unusually offers a second kitchen/boot/laundry room. This substantial space has much character with a dual aspect, handsome beamed ceiling and an AGA at its heart. It also offers practical features like an integrated washing machine, space for an American style fridge freezer and ample storage space for coats and shoes.

Rising to the first floor an elegant landing offers views and access to five bedrooms. The principal bedroom has Velux windows making it a light, airy room with a riot of colour outside provided by a magnolia tree and glorious sunsets. Plenty of space means that one could easily incorporate a dressing area or sofa and there is also a spacious en-suite bathroom with shower. Three further large doubles are all exquisitely finished; features such as fireplaces, bay windows and fitted wardrobes ensure each has its own character and all have lovely views towards hills in the distance. A fifth bedroom is currently arranged as a playroom but would equally make a fantastic home office or additional dressing room.





Outside – the exterior of Sycamore House is just as lovely as the inside, with a striking magnolia, wisteria and camellias just a few of the gorgeous plants in the walled front garden. The back garden has neat, gravelled edging leading out on to a lawned area with a pretty, sheltered dining terrace nestled in the corner. Attractive wide stairs lead to the rear which has young hedging where there is a productive vegetable garden area with several sleeper edged patches, an orangery style greenhouse and an area with cherry and apple trees. There is also driveway parking and two garages with roller doors, one internal to the house and the other to the left of the drive is a stone built garage/workshop which has recently been renovated and fitted with Velux windows to provide useful extra storage. It also is fitted with owned solar panels creating impressive energy efficiency – more important now than ever before.





TOTAL FLOOR AREA : 2122 sq.ft. (197.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Total area inc, workshop (283 sq ft), 2,405 sq ft



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

Location – Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and there is a large, modern medical practice in the village. Primary schooling is available close by and the well-regarded Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

SERVICES – All mains services

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,418.02 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**