



Lily Cottage Dinghurst Road

Churchill, Winscombe

A traditional 4 bedroom detached Georgian cottage with separate 1 bedroom converted barn annexe, garaging, driveway parking and an enclosed garden offering easy access to Bristol and beyond.

Services: Mains gas, electricity and drains, oil central heating and solar panels

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C for barn and E for house

- Approx 3,432 sq ft (inc. outbuildings) of flexible accommodation
- Detached Georgian cottage
- A total of 5 bedrooms and 3 bathrooms
- Owned solar panels
- Independently accessed annexe flat
- Set in grounds of over 1/4 acre
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







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Lily Cottage is a lovely country cottage, parts of which date back to 1760. Beautifully positioned to make the most of the surrounding exceptional rural views, it is full of character. The top floor of the original cider press barn has been converted into a separate one-bedroom flat, and the former stable and hayloft have been integrated into the main cottage. The property boasts a wealth of original features, including picture rails throughout, wood panelling, deep recessed windows, flagstone flooring, exposed beams, and latched doors.

Whilst the cottage retains a cosy feel, the principal reception rooms are generously proportioned with excellent ceiling heights which combined with deep recessed windows throughout adds light and a touch of elegance to the property.

A storm porch and front door open into a surprisingly spacious hallway. To the left is the generous sitting room, complete with picture rail, open fire, and a bay window. Double doors lead to a conservatory with attractive slate flooring and windows on all sides, creating the feeling of being at the heart of the garden.

To the right is the dining room — another elegant space — large and airy, with plenty of room for a sizeable dining table. A picture rail and log burner add even more character.

At the rear of the hallway, an inner hall with a gorgeous flagstone floor leads to the snug: a cosy room with a log burner and bay window. Beyond this is the kitchen, which overlooks the garden. Bright and airy, it is fully fitted with a range of wall and floor units, along with an original pine dresser. Appliances include an oil-fired AGA and a separate oven and there is also space for a dishwasher. A latched door leads to the utility room, which offers space for a washing machine and fridge/freezer, together with a walk-in pantry.

Also, conveniently placed off here is a versatile room (originally the stables) that could be a playroom/office or another reception room. It has a





door to the garden, high ceilings, and stairs leading to what was the hayloft. Here, you'll find a double bedroom with exposed beams and an en-suite bathroom featuring a corner bath.

Completing the downstairs accommodation is a back boot room and a recently renovated W.C. This space has exposed stone walls, new windows, and lovely views over the garden.

Upstairs, there are a further three good-sized bedrooms. The principal bedroom offers stunning long views toward The Batch and features a practical bank of fitted wardrobes. Adjacent is a space currently arranged as a dressing room, which also benefits from the views and includes additional inbuilt storage.

The family bathroom has been recently refurbished and includes cottage styling, a bath, and a separate shower. A "secret" passage from here leads to the en-suite bathroom of bedroom four.



Outside

Lily Cottage sits in grounds of just over 0.25 acres. The rear garden is fully enclosed, very private, and features a mix of attractive stone walling and evergreen hedging, along with a spectacular Scots pine in the corner. There is also a stone garden tool store/potting shed. The courtyard of the cider barn offers driveway parking for several cars.

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Outbuildings - A unique cider barn offers approximately 212 sq ft of extra accommodation and storage. Currently, it is arranged with a carport that has been used as a workshop, office, and utility area, alongside a second substantial storage barn. A Honduran mahogany staircase leads upstairs to a self-contained flat which features stone walls, stripped floorboards, and exposed beams. With an open-plan living/kitchen/dining area, a small double bedroom, and a bathroom it is a valuable addition to the main house/a great place for teenagers or subject to any necessary consents could provide a source of extra income.

Location - Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent 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 Paddington from 112 mins. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses. (All distances/times approx.)



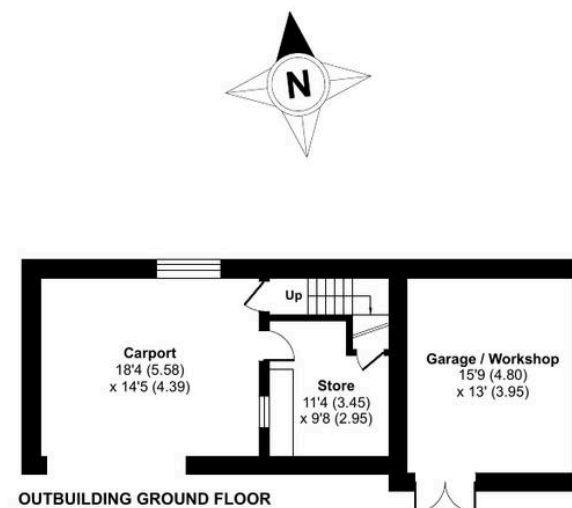
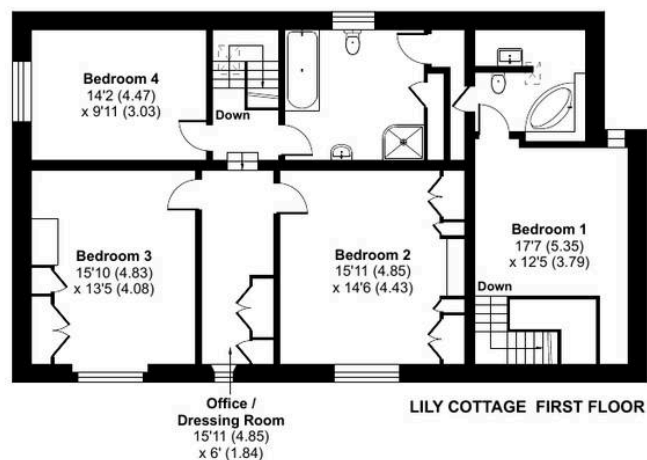
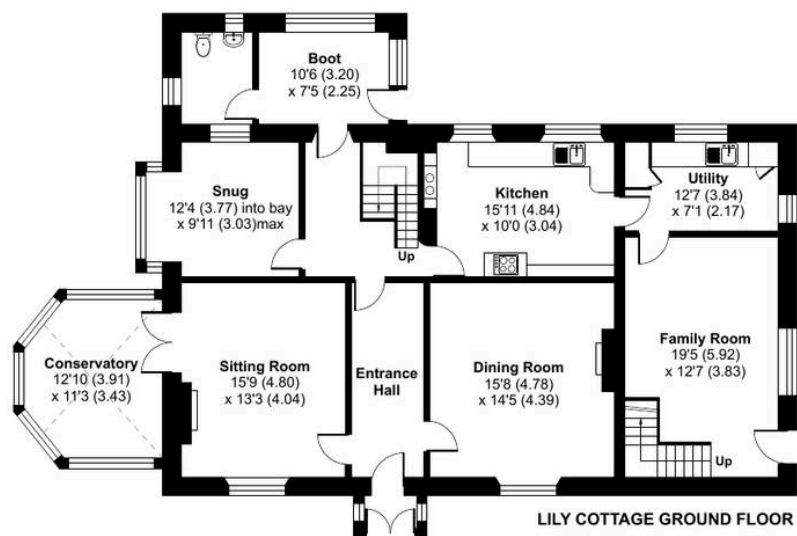
Dinghurst Road, Winscombe, BS25

Lily Cottage = 3432 sq ft / 318.8 sq m (exclude void & carport)

Outbuilding = 212 sq ft / 19.7 sq m

Total = 3644 sq ft / 338.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Robin King LLP. REF: 1266755

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