

# Ash Green

Front Street, Churchill, North Somerset







# A charming 17th detached Grade II listed village house adjoining farmland with a south facing view to the wooded slopes of the Mendip Hills.

Bristol 15 miles | Wells 14 miles | Bristol Airport 6.4 miles | Nailsea & Backwell railway station 8 miles  
Yatton rail station 4.8 miles | M5 (J20) 8.5 miles | M5 (J19) 11.5 miles | Bath 23 miles  
Cribbs Causeway Regional Shopping Centre 26 miles

  
5/6

  
2

  
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## Summary of accommodation

### Main House

- Ground Floor:** Reception hall | Sitting room | Dining room | Family room | Study/playroom | Kitchen | Breakfast room  
Utility room | Boot room | Potential shower/cloakroom
- First Floor:** Principal bedroom with en suite dressing room and bath/shower room | 4 further bedrooms  
Family bath/shower room or en suite
- Second Floor:** Bedroom with en suite cloakroom

### Garden and Grounds

- Stone pillared approach | Stone and tile outbuilding/garage | 2 integrated store rooms | Generous parking area  
Large garden with fruit trees



## Situation

(Distances and times are approximate)

Churchill is a popular village located on the western edge of the Mendip Hills. It has a village hall, church, two public houses, a primary school and the well-respected Churchill Secondary School.



Local shopping facilities can be found at Touts/garage about one mile away, with a more comprehensive range at Wrington about 3 miles away.



Private schooling is available at Wells Cathedral, Millfield at Street and Sidcot Quaker School at Sidcot. A choice of excellent private schools are available in Bristol.





## Ash Green

Ash Green is set well back, and barely visible from Front Street, behind a high stone wall. It is approached over a long drive between natural stone pillars.

The rear garden adjoins farmland with a lovely open view towards Wrington woods and the front, facing south, looks across to the wooded slopes of the Mendip Hills.

The house is believed to date from the 17th century, with later additions in the early 19th century. It has rendered elevations under a pantile and roman tile roof, with a Gothic arched window in the front elevation. It is L-shape in design and in the past, the west wing and the main house have been presented as two properties, with separate entrances.

The present owner purchased the property in 2020 when in an unmodernised condition and in need of considerable upgrading. Works undertaken by the present owner include reinstating the house as a one and redecorating, fitting a new bespoke kitchen with integrated appliances, a new utility room, installing two contemporary bath/showers rooms, renovating sash windows, upgrading the wiring where necessary and installing a completely new main gas central heating system with two boilers. A rear entrance/laundry room with water and plumbing has the potential of providing a shower/cloakroom, subject to any planning permission.



All features appropriate to the period have been sympathetically retained and the interior has a warm and friendly atmosphere, and is essentially Georgian in character. There are period fireplaces including an inglenook, an ornate carved mantel over the fireplace in the boot room, shuttered sash windows, beamed ceilings, flagstone floors, picture and dado rails and three staircases. The rooms are comfortable with good ceiling heights and the accommodation is arranged over three floors, with one bedroom with en suite cloakroom on the second floor. All rooms have a lovely open outlook.



## Outside

Ash Green is approached between stone pillars and over a long gravel drive continuing past the east elevation to the rear of the house, providing parking for a number of vehicles. There is a stone and tile outbuilding providing a small garage and garden store.

The front walled garden, with a south facing view to the wooded Mendip Hills, has deep borders planted with shrubs and mature mixed hedgerow. There is a large expanse of grass interspersed with trees including apple. The rear garden adjoins farmland and has a wide open view to the wooded slopes of Wrington hill. Both the front and rear garden provide a great opportunity to cultivate and landscape, and also to create a small paddock in the rear garden.

## Property Information

<b>Tenure:</b> Freehold
<b>Services:</b> All main services connected to the property. Gas fire central heating. Broadband provided by Gigaclear
<b>Local Authority:</b> North Somerset Council
<b>Council Tax:</b> Band G
<b>EPC:</b> F
<b>Guide Price:</b> £1,200,000
<b>Postcode:</b> BS25 5NB

**Directions:** When in Front Street from the Clock Tower direction, continue for about 200 yards. The entrance to Ash Green is seen on the right-hand side between two stone pillars.



### Approximate Gross Internal Floor Area

Main House: 418 sq.m / 4,499 sq.ft

Garage: 28 sq.m / 301 sq.ft

External Stores: 14 sq.m / 150 sq.ft

Total Area: 460 sq.m / 4,950 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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