



HILLYFIELDS, WINSCOMBE, NORTH SOMERSET

BS25



LANTAU, HILLYFIELDS, WINSCOMBE, BS25

A superb architect-designed contemporary house situated at the end of a private no-through road, with wonderful views over undulating fields, extending as far as South Wales.

			EPC
5	4	2	B
			

Local Authority: North Somerset Council
Council Tax band: G
Tenure: Freehold

All main services connected. Gas fire central heating. Solar panels. Roof lights and blinds remote controlled. Underfloor heating to the ground floor. Full Fibre BT broadband.

Guide price: £1,200,000



THE PROPERTY

Lantau is a superb contemporary house designed and built by local architect, Simon Corbett, in 2015. Designed for entertaining and family life, the open-plan ground floor features large format porcelain stone with multi-zone underfloor heating throughout. Strategically placed windows create a space bathed in natural light. The striking interior features a full-height entrance with vaulted ceiling. The open-plan reception areas are separated by an eye-catching double-sided Dru feature fire. Full-height sliding doors open onto the granite patio and south-facing garden. A cleverly positioned study sits off the open-plan area, and a shower room and fifth bedroom are accessible from the inner hall.





The kitchen is an exceptionally well-appointed bespoke design with a large island/breakfast bar and Krion worktops. Integrated appliances include smeg double ovens with microwave, two fridge freezers, dishwasher and induction hob. An under-sink water filter unit delivers fresh drinking water.

A unique concrete staircase with glass balustrade leads to a gallery landing offering extensive views of the Mendip Hills. The highlights of the spectacular principal bedroom are the full-height vaulted ceiling, the large picture window with sweeping vistas and the contemporary Lusso stone resin bath and double sink. The room also features a shower and private dressing area.

There are three further double bedrooms, one with an ensuite, and a stylish family bathroom. The first floor features whitewashed oak flooring, and luxury vinyl in the bathrooms.





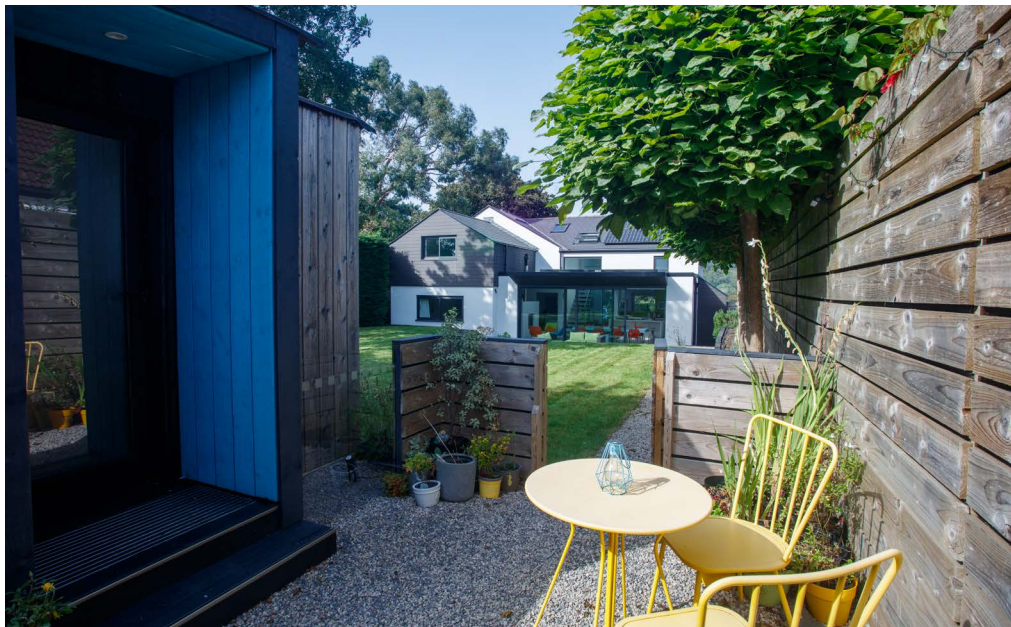
THE HIDE/OUTSIDE

The Hide is a bespoke home office situated at the end of the rear garden with lovely views. It offers ample power points and workstation provisions. Refurbished in 2021, it now features a kitchenette and ensuite shower room. The space includes smart WiFi-controlled heating, along with a private outdoor seating area.

Lantau is approached via a gravel drive, with privacy ensured by mature pittosporum hedging and parking for up to five vehicles. There is an integral garage/workshop with an electric door. The private south-facing garden showcases a row of Indian Bean Lollipop trees and lavender along the east boundary, complemented by a variety of established evergreen planting on the west boundary.

An expansive granite patio with lighting sits immediately outside the dining area, creating an ideal space for entertaining. The property includes two timber garden sheds.





SITUATION

Winscombe is a thriving village with a strong community and offers numerous amenities including supermarkets, coffee shops, pharmacy, medical practice, library, bakery, butcher, church and sports clubs. The village has both a Montessori nursery school and a primary school. For secondary education, Churchill Academy and Kings of Wessex Academy are within a short distance. Private schooling options include Sidcot School, just a five-minute walk from Lantau, whilst Wells Cathedral School, Millfield, and an excellent selection of private schools in Bristol are available further afield. The immediate area features lovely walks, with a footpath outside the property leading directly to the village centre. The Mendip Hills provide easy access for walking, riding and biking. Sailing and fishing are available at nearby Cheddar Reservoir and Chew Valley Lake, with additional fishing opportunities at Blagdon Lake.





Lantau, Hillyfields Winscombe, Somerset

Gross Internal Area (Approx.)
Main House = 245 sq m / 2,636 sq ft
Outbuilding = 21 sq m / 226 sq ft
Garage = 23 sq m / 247 sq ft
Total Area = 289 sq m / 3,109 sq ft



Approximate Gross Internal Area = 289 sq m / 3,109 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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