

Sales
01934 842000

Lettings
01934 518900



sales@farrons.co.uk

lettings@farrons.co.uk



CHURCH ROAD, WINSCOMBE, NORTH SOMERSET



£850,000

Passionate about Property

OUTSTANDING FOUR/FIVE BEDROOM DETACHED RESIDENCE situated within generous grounds approaching a third of an acre. The property is a credit to its current owners, offering well kept, versatile living accommodation that is complimented by the lovely gardens, double garage and views of the Mendip Hills that serve as a backdrop to this impressive home.

Council Tax Band: F

Location

The property is situated on arguably the most sought after road in Winscombe, within a short distance of excellent local schools. The bustling village centre is on the 'door step' and offers a full range of facilities and amenities. Including: Various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Churches, Pharmacy and Doctor, Dental and Veterinary Practices. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded by beautiful open countryside, much of which is designated as an area of outstanding natural beauty providing many outdoor pursuits.

Directions

From the village centre with Farrons office on your right hand side proceed to the junction with Woodborough Road and turn right. Proceed under the old railway bridge passing the Church Hall on the right. Take the second available turning on the left onto Church Road. The property will then be found on your right-hand side, shortly after you pass the turning on your left for The Lynch.

Entrance Hall

Welcoming entrance hall with upvc double glazed door and side panels. Solid Oak wood flooring. Radiator. Cloaks cupboard. Under-stairs cupboard. Glazed porthole window to dining room. Doors to:

Downstairs W.C

Upvc double glazed windows to front. WC. Floating vanity unit with inset wash basin. Tiled flooring. Heated towel rail.





Living Room (24' 02" x 14' 0") or (7.37m x 4.27m)

Generous living room with dual aspect upvc double glazed windows and French doors to the rear garden. Carpeted flooring. Fireplace with stone surround and hearth. Glazed double doors to:

Dining Room (12' 0" x 10' 08") or (3.66m x 3.25m)

Upvc double glazed sliding patio doors to rear garden. Carpeted flooring. Radiator. Coloured leaded light window to kitchen. Glazed door to hallway.

Study (10' 0" x 7' 05") or (3.05m x 2.26m)

Upvc double glazed window to front. Carpeted flooring. Radiator.

Kitchen / Breakfast Room (22' 06" x 13' 09") or (6.86m x 4.19m)

Range of Upvc double glazed windows to the rear. Extensive fitted kitchen with spotlights, tiled flooring, two radiators and built-in appliances that include a dishwasher, five ring gas hob, double oven and fridge. Door to:

Utility Room (7' 06" x 6' 11") or (2.29m x 2.11m)

Upvc double glazed window and door to side. Radiator. Tiled flooring. Range of wall and base units with space for appliances. Door to:

Inner Hallway

Tiled floor. Door to garage. Steps to:





Bedroom 5 / Studio (11' 07" x 10' 10") or (3.53m x 3.30m)

Range of dual aspect Velux windows. Built-in desk and shelving. Radiator. Carpeted flooring.

Landing

Attractive galleried landing with upvc double glazed window, loft access, airing cupboard, carpeted flooring, radiator, doors to:

Bedroom 1 (13' 09" x 13' 04") or (4.19m x 4.06m)

Fantastic master bedroom with a upvc double glazed window to the rear providing a pretty countryside view. Radiator. Carpeted flooring. Built-in double wardrobe. Door to:

En Suite

Upvc double glazed window to rear. Walk-in shower. WC and wash basin housed over vanity units. Heated towel rail. Spotlights.

Bedroom 2 (13' 09" x 8' 02") or (4.19m x 2.49m)

A double bedroom with upvc double glazed window to front, radiator, built-in double wardrobe and exposed wood flooring.

Bedroom 3 (10' 09" x 8' 08") or (3.28m x 2.64m)

Upvc double glazed window to front. Another double bedroom with exposed wood flooring, radiator and built-in double wardrobe.

Bedroom 4 (10' 04" x 8' 05") or (3.15m x 2.57m)

Upvc double glazed window providing another impressive view to the rear. Radiator. Carpeted flooring. Built-in double wardrobe.





Bathroom

The family bathroom comprises a P-shaped bath with curved shower screen and shower over, pedestal wash basin, WC, heated towel rail, tiled flooring.

Front Garden & Driveway

Generous frontage with a large parking area suitable for several vehicles. Raised lawn border with gated access to the road. Side access to rear of property from each side elevation.

Double Garage (15' 11" x 14' 07") or (4.85m x 4.45m)

Electric up and over door to front. Power and light. Door to internal hallway.

Rear Garden

The substantial grounds continue to the rear, offering a beautifully landscaped formal garden with stone paved terrace and pretty planted borders. A secluded pathway leads to the pergola overhanging the pathway in the middle of the garden, which provides access to the greenhouse, generous vegetable and fruit garden, timber shed and additional lawn that is a great area for the kids to enjoy!



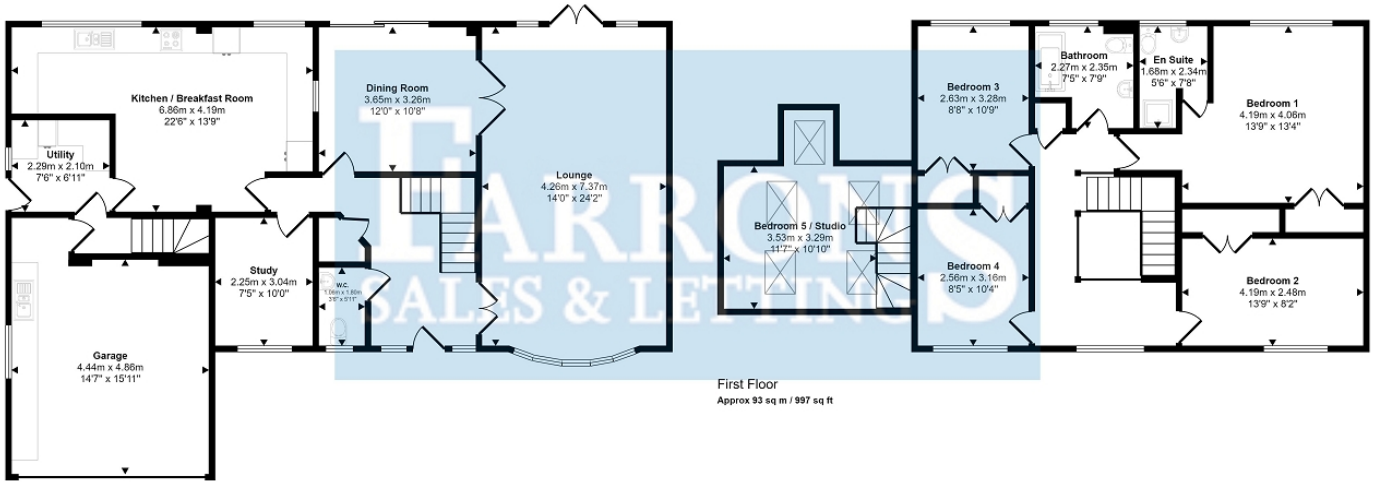
Material Information

Council Tax Band F
Freehold
Detached House
Conventional Brick
14 Rooms Plus Garage
Electricity, Water, Gas, Sewerage - Mains Supplied
Gas Heating
Fibre / Copper Wire Broadband
Parking For Several Vehicles
No Known Building Safety Concerns
Restrictions - No Poultry, Pigs or Goats
Rights / Easements - Cannot Operate A Trade That Will Cause A Nuisance
Has The Property Flooded In The Past 5 Years - No. Low Flood Risk
No Active Planning Applications
No Accessibility Adaptations Made
Coalfield / Mining Area - No



Passionate about Property

Approx Gross Internal Area
217 sq m / 2334 sq ft



Ground Floor
Approx 124 sq m / 1337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract