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## SOUTHLEAZE COTTAGE, WINSCOMBE, BS25 1ND



**£600,000 FREEHOLD**

# Passionate about Property

STUNNING FIVE BEDROOM COUNTRY HOME, extended and completely renovated by the present owners to provide 2300 sq ft of accommodation particularly suited to those considering a home for dual occupancy. Situated at the end of a peaceful country lane close to Winscombe village, the property has a generous, versatile layout complimented by the equally generous garden with the recent addition of a large summerhouse. Council Tax Band: E

## Location

Situated in a delightful semi rural location at the end of a single track lane serving just a handful of properties on the edge of Winscombe. This much sought after village offers a range of facilities and amenities including: Professional Practices, Co-op Minimarket, Bakery, Butcher, Newsagent, Library, Public House/ Restaurant, Hairdressers, Beauty Salons, Florists, Churches, Doctors, Dentist and Veterinary Surgeries, Takeaways, Chemist and Bowls Club. For those with hobbies and interests, there are many clubs and organisations running in the village from Ramblers Club to Painting Classes. The village also has a Primary School, and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside, designated an Area of Outstanding Natural Beauty, providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Academy with Sixth Form Centre is within 3 miles.

## Directions

From Bristol heading South West on the A38, enter the village of Churchill. At the traffic lights proceed straight ahead on New Road (A38) and follow the road up the hill and through a right-hand bend passing a petrol filling station on the left. Continue on this road, now called the Bristol Road (A38) for approximately quarter of a mile, passing through the Hamlet of Star. After a further half mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Continue straight ahead onto the Bridgwater Road (A38) passing Sidcot playing fields on the right and take the second available turning on the right onto Fullers Lane. Proceed to the end of the lane where the property can be found on the right hand side.

## Description

This property has been extended and completely renovated since our clients acquired the property. It has been designed with dual occupancy / holiday rental potential in mind, whilst equally holding huge appeal to large families in need of versatile space in a fabulous setting.

## Entrance Porch

Upvc double glazed French doors and side panels, tiled flooring. Two separate upvc double glazed entrance doors to each of the two separate dwellings within the property.

## Right Hand Cottage

An extension to the original building. Door to:

## Kitchen / Breakfast Room (16' 03" x 9' 07") or (4.95m x 2.92m)

A gorgeous finish with an extensive fitted kitchen, spotlights, induction hob, built in oven and dishwasher, with dual aspect upvc double glazed windows to the front and side elevations. Carpeted stairs to first floor. Inner hallway with access to:





#### **Pantry**

Space for American style fridge freezer. Shelving.

#### **Utility Room**

Work surface with space for appliances.

#### **Downstairs W.C**

WC, vanity unit with inset wash basin.

#### **Living/Dining Room (17' 08" x 13' 05") or (5.38m x 4.09m)**

Spacious living room with upvc double glazed windows to side and a range of bi-folding doors leading to the garden. Carpeted flooring.

#### **First Floor Landing**

Carpeted flooring. Spotlights. Doors to:

#### **Bedroom 1 (20' 08" x 12' 06") or (6.30m x 3.81m)**

Large bedroom with part-vaulted ceiling and Upvc double glazed French doors to the rear with a glazed Juliet Balcony. Carpeted flooring. Walk-in wardrobe. Door to:

#### **En Suite**

Walk-in double shower cubicle. Bath. Vanity unit with inset WC and wash basin. Heated towel radiator.

#### **Bedroom 2 (9' 09" x 9' 03") or (2.97m x 2.82m)**

Double bedroom with dual aspect upvc double glazed windows, carpeted flooring and built-in double wardrobe. Door to:

#### **En Suite**

Corner shower cubicle. Vanity unit with inset wash basin and WC. Heated towel rail. Upvc double glazed window.





### **Left Hand Cottage**

The original cottage which has been remodelled and refurbished.

### **Living Room (20' 11" x 9' 11") or (6.38m x 3.02m)**

Upvc double glazed windows to front. Feature fireplace with log burner. Carpeted flooring. Glazed door to:

### **Inner Hallway**

Carpeted flooring and stairs to first floor. Built-in cupboard. Doors to:

### **Downstairs Shower Room**

Tiled flooring. WC. Pedestal wash basin. Shower cubicle.

### **Kitchen (11' 11" x 7' 10") or (3.63m x 2.39m)**

Fitted kitchen with Rangemaster double oven, space for further appliances, opening to conservatory and:

### **Utility Area.**

Space and plumbing for appliances. Archway to:

### **Conservatory (16' 08" x 12' 03") or (5.08m x 3.73m)**

Brick built with polycarbonate roof, laminate flooring and a range of Upvc double glazed windows and a door to the rear garden.

### **First Floor Landing**

Carpeted flooring. Loft access. Doors to:





### **Bathroom**

Spacious bathroom with upvc double glazed windows to front. Pedestal wash basin, WC and bath with shower over. Tiled flooring. Heated towel radiator. Cupboards housing hot and cold water tanks.

### **Bedroom 1 (13' 0" x 12' 06") or (3.96m x 3.81m)**

Spacious double bedroom with two walk-in wardrobes, carpeted flooring and a upvc double glazed window to rear.

### **Bedroom 2 (11' 09" x 10' 02") or (3.58m x 3.10m)**

Upvc double glazed window to rear. Built-in double wardrobe. Carpeted flooring.

### **Bedroom 3 (11' 11" x 8' 06") or (3.63m x 2.59m)**

Upvc double glazed window to front. Carpeted flooring.

### **Driveway**

The landscaped driveway to front provides parking for several vehicles. Access to two septic tanks and the oil tank. Side access to rear garden.

### **Rear Garden**

Large garden that is flooded with sunshine all year round. Landscaped with ease of maintenance in mind, the garden provides stone paved seating areas that meet pathways that run to the Summerhouse, vegetable bedding, sheds and covered workspace to the rear.

### **Summer House (16' 04" x 11' 03") or (4.98m x 3.43m)**

Currently set up for our vendors to enjoy their passions! Sliding Upvc patio doors to the front and window to side. Bar area with sink and electric hot water heater. Separate WC. Further garden store accessible from the rear that could be converted into a bedroom.

### **Material Information**

Council Tax Band E

Freehold

Semi-detached house

Stone built originally with contemporary block and brick extension

Electricity - Yes

Gas - LPG connected to side of the dwelling

Water - Yes

Sewerage - Two septic tanks underneath driveway to front

Heating - LPG gas one side, oil to the other

Type of broadband - copper wire

Are there any known building safety concerns? No

Are there any restrictions, covenants, rights or easements? No

Has the property been flooded in the last 5 years? No

Are there any planning permissions / applications locally that will affect the property? No

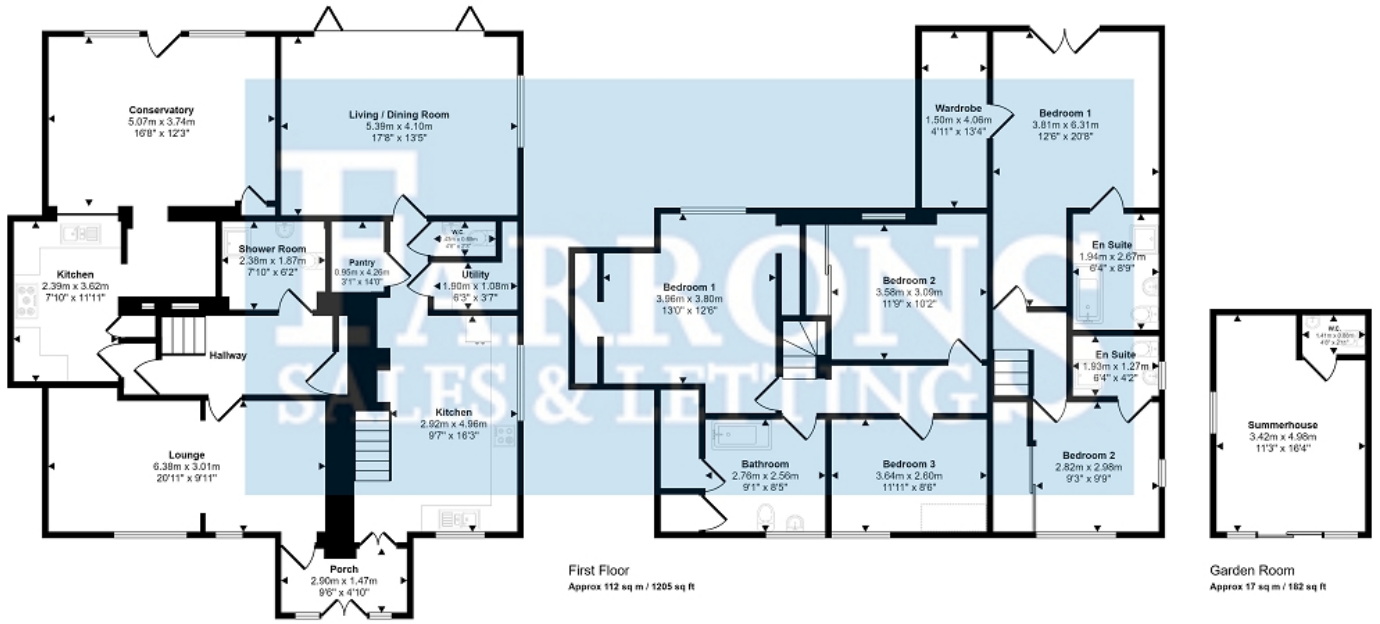
Have an accessibility / adaptations been made to the property? No

Is the property in a coalfield / mining area? No



# Passionate about Property

Approx Gross Internal Area  
297 sq m / 1279 sq ft



Ground Floor  
Approx 128 sq m / 1382 sq ft

Denotes head height below 1.5m

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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