



**WINSCOMBE HILL, WINSCOMBE, BS25 1DG**



**£650,000 FREEHOLD**



# Passionate about Property

Situated on the crest of Winscombe Hill, this large family home has much to admire. The property offers living accommodation over three floors, each offering sublime far reaching countryside views. The property is nestled within three quarters of an acre of grounds, with a double garage, swimming pool and gated parking. Call now to arrange a viewing.

Council Tax Band: F

## Location

Situated in a much sought after location within the popular Mendip village of Winscombe which has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside 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 Community Foundation School with Sixth Form Centre. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

## 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 first available turning on the left onto Church Road, pass the turning to The Lynch on the left and the turning to Barton Road on the right. Follow the road through a right hand bend and follow the road up the hill. The property will then be found on your left-hand side.

## Entrance Hall

Window to side. Radiator. Wood flooring. Carpeted stairs to first floor. Doors to:

## Downstairs W.C

Window to side. Wash basin. WC.

## Kitchen / Breakfast Room

Upvc double glazed window with a fabulous view over the neighbouring fields and beyond. Fitted kitchen with built in oven, four ring gas hob and space for appliances. Radiator. Pantry. Doors to:

## Living/Dining Room

A superb quadruple aspect room with windows and French doors accessing and overlooking the stunning view and gardens. Three radiators. Open fire. Door to:

## Annexe Bedroom / Reception

Windows to rear and side with another aspect of the wonderful view. Radiator. Spiral staircase to lower ground floor. Door to:

## Bathroom

A spacious room that easily accommodates the WC, wash basin, bath and large separate shower cubicle. Radiator. Windows to front

## Return to spiral staircase, leads down to:-

## Garden room

A lovely further reception room or bedroom, with dual aspect windows and door to the garden. Built in cupboards. Sauna (not used or tested) Door to:







**Shower Room**

WC. Wash basin. Shower cubicle. Window to front.

**Returning to entrance hall. Take stairs to:**

**First Floor Landing**

Loft access. Doors to:

**Bedroom 1**

Window to side overlooking the swimming pool. Large range of built in wardrobes. Radiator.

**Bedroom 2**

Spacious double bedroom with window to front. Radiator. Built in triple wardrobe.

**Bedroom 3**

Super double bedroom with a window to the side that provides an outstanding view. Built in wardrobes. Radiator.

**Bathroom**

Window to rear. Bath. WC. Wash basin. Radiator.

**Garage & Driveway.**

Large double garage with up and over door to front, windows and door to rear. Door to kitchen.

Block paved gated driveway suitable for several vehicles. Side access.

**Front Garden & Swimming Pool**

A secluded, leafy garden with a summer house that overlooks the swimming pool (not used, drained down - pump house is in the undercroft storage area under the house) Access from here to the side and rear areas of garden, and the woodland.

**Gardens & Woodland**

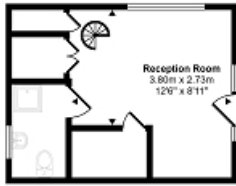
The gardens to the rear and side provide lovely areas accessible from the property to set and enjoy the views, with access into the woodland.

The woodland is full of mature trees, with little pathways leading through to the borders helping you and the little ones to spot the abundance of visiting wildlife, explore and enjoy it.



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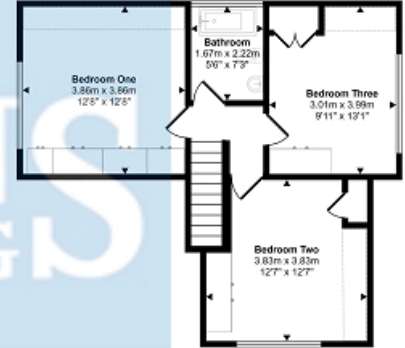
Approx Gross Internal Area  
166 sq m / 2133 sq ft



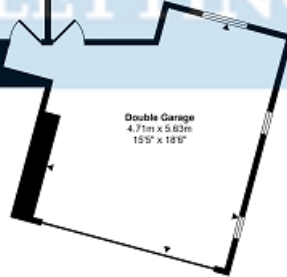
Lower Ground Floor  
Approx 21 sq m / 225 sq ft



Ground Floor  
Approx 127 sq m / 1366 sq ft



First Floor  
Approx 59 sq m / 642 sq ft



◻ Circles 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 300.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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