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## THE STATION HOUSE, WINSCOMBE, BS25 1AH



**£575,000 FREEHOLD**



# Passionate about Property

THE STATION HOUSE, situated next to The Strawberry Line at the bottom of The Green in an idyllic position, within walking distance of local shops, schools and a wealth of amenities! This extended detached cottage has been renovated throughout with generous gardens, a large gated parking area and a detached garage. A credit to its owners and a stunning example of what this village has to offer. Call now to arrange a viewing!

## Description

'The Station House' A rare opportunity to acquire a unique piece of Winscombe and Strawberry Line history - situated at the bottom of The Green in an idyllic position within easy walking distance of all local shops, schools and a wealth of amenities - and the wider Mendip Hills AONB. This much loved and extended detached cottage, the old Stationmaster's house, has been thoughtfully renovated to a high specification bringing contemporary and traditional aspects together. With direct access onto the Strawberry Line from generous and beautifully maintained gardens, The Station House also has a large parking area and a detached, larger than average, garage with electric door. A credit to its owners and a stunning example of what this village has to offer. Call now to arrange a viewing!

## Location

The Green is a quiet lane within seconds of the centre of the sought after village of Winscombe, which benefits from a range of popular facilities and amenities. The village has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open 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 is within 3 miles. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

## Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles passing through the Hamlet of Star. After a further mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Take the third turning on your left in to The Green, where the property will be found at the end of the lane, bordering the Strawberry Line!







### **Entrance Porch**

Part rendered wall / wood double glazed with a tiled roof, Two Velux windows and a covered canopy with lighting externally. Tiled flooring. Glazed door to:

### **Kitchen**

Perfectly complimenting the charm of this home with a bespoke kitchen, solid wood work surfaces, a Belfast sink, built-in dishwasher, oven and electric hob.open access to:

### **Dining Room**

Upvc double glazed window to main garden. Carpeted flooring. Radiator. Renovated original fireplace now used as a log store. Open access to living room. Door to:

### **Study / Downstairs Bedroom**

A useful room that could equally serve as a little annexe for a dependant relative. Upvc double glazed window to garden. Carpeted flooring. Radiator. Doors to:

### **Utility Room**

Work surface with space and plumbing for two appliances underneath. Vinyl flooring. Gas boiler (fitted March 2022)

### **Downstairs W.C**

Upvc double glazed window. Towel radiator. WC. Vinyl flooring. Wash basin housed in vanity unit.





### **Living Room**

Range of double glazed doors to the conservatory. Radiator. Stone and brick built fireplace with inset log burner. Carpeted flooring. Stairs to first floor.

### **Conservatory**

Of brick and Upvc double glazed construction with a glass roof. Tiled flooring. Power and light. French doors to Parking Area and Gardens.

### **Landing**

Carpeted flooring. Loft access. Doors to:

### **Bedroom 1**

Huge double bedroom with two window seats and Upvc double glazed windows overlooking the gated driveway and garden. Radiator. Carpeted flooring. Built-in laundry cupboard. Open access to:



### **En Suite**

Upvc double glazed window to side. Corner shower cubicle. WC. Wash basin. Tiled flooring. Towel radiator.

### **Bedroom 2**

Upvc double glazed window overlooking the Strawberry Line and a Velux window in the part-vaulted ceiling. Loft access. Carpeted flooring. Radiator. Built-in double wardrobe.







### **Bedroom 3**

Another double bedroom, with upvc double glazed window overlooking the main garden. Carpeted flooring. Radiator.

### **Bathroom**

A large bathroom with upvc double glazed window, separate bath, large walk-in double shower cubicle, WC, pedestal wash basin, towel radiator and Karndean flooring.

### **Main Garden**

Gorgeous main garden that has been thoughtfully landscaped with a large level stone paved patio, that meets a well tended lawn and raised borders. Gates access to The Green. Direct access onto the Strawberry Line. Garden shed. Raised timber decked pathway to:

### **Gated Parking Area, Gardens & Garage**

Accessible by road from The Green, the gated parking area on provides ample space for several vehicles, complimented by the natural stone wall borders, raised bedding and the large detached garage with electric door to front.



### **Material Information**

This property has the benefit of a whole house water filtration and purification system. There is also a third tap in the kitchen providing pure drinking and cooking water.

Council Tax Band: E

Tenure: Freehold

Property Type: Detached house

Property Construction: Stone & block

Electricity: Mains

Gas: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Fibre

Parking: Driveway & detached garage

Any known building safety concerns? No

Any restrictions / covenants? None

Any rights / easements? None

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

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

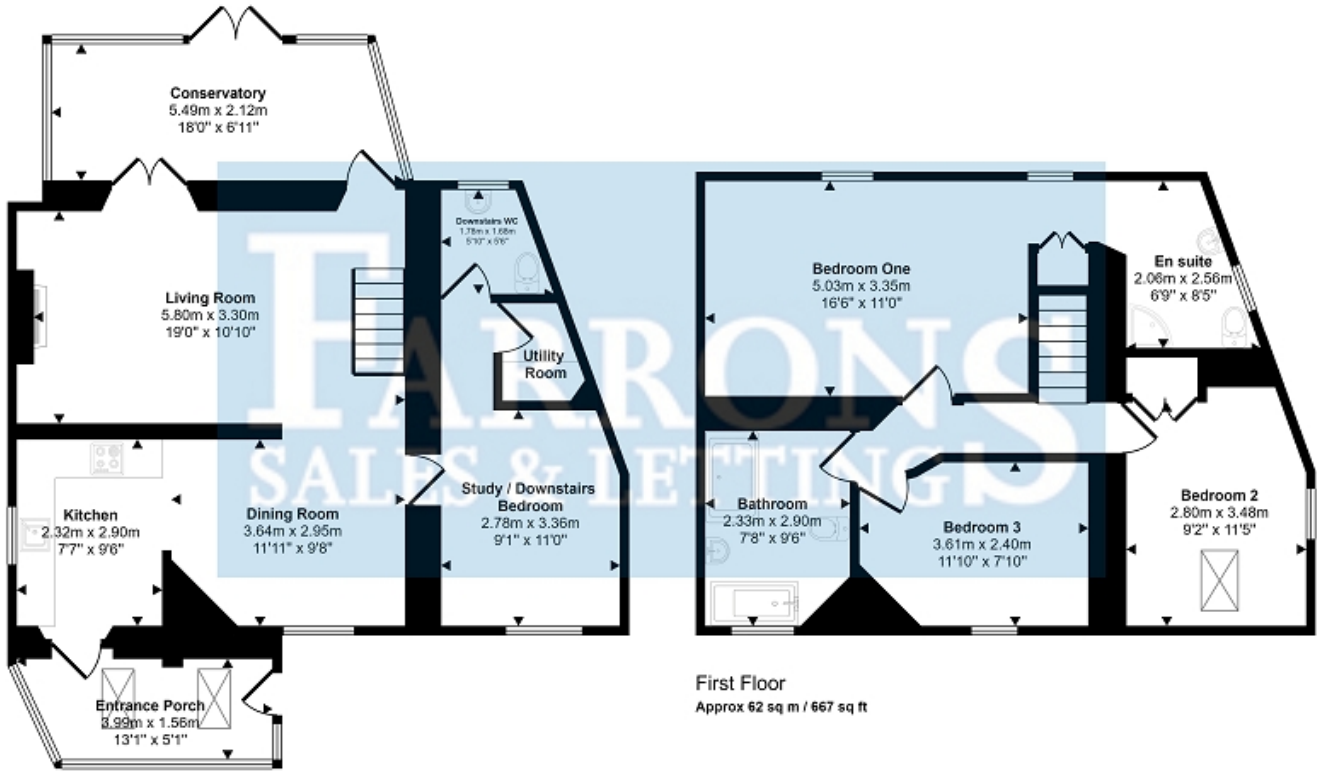
Have any accessibility / adaptations been made to the property? No

Is the property in a coalfield / mining area? No



# Passionate about Property

Approx Gross Internal Area  
141 sq m / 1522 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> 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