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DOLBERROW, CHURCHILL, NORTH SOMERSET. BS25 5NT



£585,000 FREEHOLD

Passionate about Property

An exciting opportunity to acquire a substantial four bedroom detached cottage, situated in a commanding position on Dolberrow hillside, benefiting from sublime far-reaching views, several reception rooms, large gardens and parking for two / three vehicles.

Council Tax Band: F

Location

The property is situated in the charming hamlet of Dolberrow? in a secluded but not isolated position close to both the villages of Churchill and Langford? nestled within the beautiful North Somerset countryside. The local village facilities of Churchill and Langford include a Modern Medical Practice? Touts Petrol Station? Village Churches? Fast Food Take Away? Hairdressers and a selection of Public Houses/Restaurants. There is a local nursery? a popular primary school just a short distance away? and secondary schooling is available at the ever popular Churchill Academy which is within walking distance. There are a number of private schools available in the area including Sidcot School, and for those with a keen interest in the outdoors there are many country pursuits available including: Rambling? sailing? fishing? dry slope skiing and horse riding to name a few. The property is afforded direct access to bridal paths leading to virtually unlimited riding over the Mendips.

Directions

From Bristol heading South West on the A38 enter the village of Langford. Proceed past Touts Filling Station/Mini Market and The Stag and Hounds Public House/Restaurant both on the right hand side into the village of Churchill. At the traffic lights, proceed straight ahead onto New Road (A38) and after approximately half a mile turn left onto a lane signposted Dolberrow. Proceed straight ahead, up the hill where the property can be found on the right hand side. The parking bay opposite the property is exclusively owned by the property.

Agents Note:

Please be advised that the neighbouring Paddock, Stables and Gated Driveway are also available to the prospective purchaser by separate negotiation.





Entrance Hall

Entered via a door to the side elevation. Stone tiled flooring. Doors to:

Kitchen / Breakfast Room

Contemporary, extensive fitted kitchen with a range of double glazed windows providing a lovely view over the grounds. Stone tiled flooring. Stairs to first floor. Access to:

Snug

Double glazed window to front. Carpeted flooring. Doors to:

Dining Room

Triple aspect double glazed windows and doors to the gardens. Separate stairwell to guest bedroom 4.

Living Room

Double glazed windows and doors to gardens. Attractive stone fireplace. Carpeted flooring.



Landing

Split landing with carpeted flooring and double glazed windows. Doors to:





Bathroom

Three piece suite comprising bath with shower over, WC and wash basin. Tiled walls and flooring.

Bedroom 1

Spacious master bedroom with double glazed windows to front. Carpeted flooring. Built in double wardrobe.

Bedroom 2

Dual aspect double glazed windows with a fabulous far reaching view to the side elevation.

Bedroom 3

Double glazed window. Carpeted flooring.

Guest Bedroom

Accessible from separate stairwell. Double glazed window with fabulous views over the paddock and the surrounding hills. Carpeted flooring. Built-in wardrobe. Door to:





En Suite

Double glazed window. Shower cubicle. WC.

Gardens,

The gardens wrap around the rear and to both sides of the property, bordering the neighbouring Paddock. Once again, you are able to enjoy the outstanding view from many of these areas. A freshly laid lawn runs parallel to the paddock at the top of the garden, which leads to an attractively landscaped, tiered garden with various stone paved terraces to relax within. From here, you can access the bottom garden, passing the stone built garden store.

Parking Area

Opposite the main residence, you will find a parking bay on the left-hand side of the road providing parking for two to three vehicles. This parking bay is owned by the property.

Material Information

Council Tax - Band F (£3,128 per annum)

Tenure - Freehold

Property Type - Cottage

Property Construction - Stone

Electricity, Gas, Water - Mains Connected

Sewerage - Septic tank

Heating - Gas

Broadband - Fibre

Any known building safety concerns - No

Are there any restrictions / covenants - No

Are there any rights / easements - No

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

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

Is the property in a coalfield / mining area? No



Drone Video Link

<https://youtu.be/dJIP-4TCsj4>



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Approx Gross Internal Area
145 sq m / 1562 sq ft



Ground Floor
Approx 75 sq m / 808 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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