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CHURCH ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1BG



£650,000 FREEHOLD

Passionate about Property

Detached Family House in sought after village location, with lovely rural aspect to rear, providing good size versatile accommodation. Recent improvements include replacement Kitchen & Utility Room and modern gas boiler. Briefly comprising: 4 Double Bedrooms with En Suite shower room, generous size lounge and dining room, Kitchen, utility, Downstairs wc, family bathroom. In & Out Driveway with ample parking, Double Garage & Workshop, landscaped gardens.

Description

An excellent family home situated in one of Winscombe's most popular roads. A particular feature of the property is the delightful setting, backing onto adjacent farmland with superb views across the surrounding countryside and Mendip Hills beyond. The accommodation is well presented throughout and additional benefits includes replacement kitchen and utility room, upvc double glazing, replacement gas fired central heating boiler and an 'in and out' block paved driveway with double garage and workshop. In brief the spacious accommodation includes: Reception Hall, Downstairs Cloakroom, Sitting Room, Dining Room, Kitchen and Utility. Spacious First Floor Landing, Master Bedroom with En-Suite Shower Room, 3 further double Bedrooms and Family Bathroom. Outside as mentioned there is a generous driveway providing parking for a number of vehicles and a double garage/workshop with mature gardens to both the front and rear. Viewing is highly recommended.

Location

Situated on the sought after Church Road area of the village. Winscombe Village centre is within walking distance and offers a wide range of facilities and amenities including: An Primary School, various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Hairdressers, Beauty Salons, Optician, Churches, Pharmacy and Doctor, Dentist and Veterinary Surgery's. 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, designated an area of outstanding natural beauty providing excellent riding and walking opportunities. The popular Churchill Academy with Sixth Form Centre is within 3 miles which also benefits from a Sports Centre and Swimming Pool and there are a number of private schools available in the area including Sidcot School which is just a short distance away. Winscombe is ideally situated for those travelling further afield and is well served by a local bus service with mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 20 Clevedon, 21 St Georges and 22 Edithmead and Bristol International Airport is within a 20 minute drive.

Directions

From Bristol heading South West on the A38 enter the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 mile passing through the Hamlet of Star. After a further 'bd 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. Proceed into the village of Winscombe onto Woodborough Road and with Winscombe 'Car Sales' on the right and the Co-op mini market on the left continue through the sharp left-hand bend. Follow the road under the 'old railway bridge' passing the Church Hall on the right. Take the second turning on the left onto Church Road and follow the road through a left-hand bend where the property can be found just a short distance along on the right-hand side and is identified by the Farrons 'for sale' notice.

Storm Porch

Outside lantern and quarry tiled flooring.





Reception Hall

Upvc double glazed entrance door with obscure glass window, staircase rising to the first-floor accommodation with storage cupboard under, radiator with decorative cover, telephone point and wall lights.

Downstairs Cloakroom

White suite with chrome fittings including: Pedestal wash hand basin with mixer tap, low level wc, radiator, part tiled walls, and obscure glass upvc double glazed window to the side elevation.

Sitting room (22' 04" x 14' 0") or (6.81m x 4.27m)

Feature Minster stone fireplace and hearth with inset glass fronted living flame gas fire, wall lights, three radiators and television point. Upvc double glazed window to the front elevation and double glazed steel multilock French doors with glass side panels leading to the decked sun terrace overlooking the garden and surrounding countryside.

Dining Room (12' 6" x 12' 0") or ()

Upvc double glazed window to the front elevation, wall lights and radiator.

Kitchen (14' 02" x 10' 0") or (4.32m x 3.05m)

Upvc double glazed window overlooking the rear garden and farmland beyond. Recently refitted to include: Granite worksurface with range of units fitted at wall and base level including one and a half bowl sink unit with mixer tap over, A range of Bosch appliances including, built in double oven and five ring induction hob with extractor over, serving hatch to living room, built in Larder Fridge & Dishwasher, larder cupboard with pull out drawers, shelved pantry cupboard.

Utility Room (8' 0" x 7' 07") or (2.44m x 2.31m)

Upvc double glazed window overlooking rear garden & farmland beyond, Upvc double glazed door to side. Fitted wall & base units with complementing granite worksurface over, tiled surrounds and inset single drainer sink unit with mixer tap over. Space and plumbing for washing machine, wall mounted Glow-Worm Flexicom gas fired boiler supplying heating and hot water.





First Floor Landing

Spacious landing with access to the roof space, upvc double glazed window to the front elevation and built-in airing cupboard with shelving housing the hot water cylinder with integral emersion heater.

Bedroom 1 (11' 10" x 10' 08") or (3.61m x 3.25m)

Upvc double glazed window to the front elevation. Fitted with a range of bedroom furniture including:- Triple wardrobe unit and chest of drawers, additional double wardrobe, radiator.

En-suite shower room

White suite with chrome fittings including: Tiled shower unit with folding glass door and Mira electric shower, pedestal wash hand basin with mixer tap, low level wc, extractor fan, fully tiled walls and recessed ceiling lighting.

Bedroom 2 (14' 09" x 10' 0") or (4.50m x 3.05m)

Upvc double glazed window to the rear elevation with views across the garden, adjacent farmland and surrounding countryside beyond. Fitted double wardrobe unit, radiator.

Bedroom 3 (12' 0" x 11' 10") or (3.66m x 3.61m)

Dual aspect Upvc double glazed windows to the front and side elevations, radiator.

Bedroom 4 (10' 0" x 10' 0") or (3.05m x 3.05m)

Fitted double wardrobe unit, radiator, upvc double glazed window to the rear elevation with views across the garden, adjacent farmland and surrounding countryside beyond.

Bathroom

White suite with chrome fittings including: Panelled bath, corner shower unit with mains fed power shower, fitted vanity unit with inset wash hand basin with mixer tap and low level WC with concealed cistern. Tiled walls and flooring, ladder style radiator and obscure glass Upvc double glazed window to the rear elevation.





Outside

The property is approached via a gated 'in and out' block paved driveway providing parking for an ample number of vehicles which in turn leads to the detached double garage. There are areas of lawn and a range of mature trees, shrubs and flower borders. Gated side access leads to the rear garden.

Double Garage (15' 08" x 15' 02") or (4.78m x 4.62m)

With up and over door, lighting, power points, pedestrian side door and further door leading into the rear workshop area.

Workshop Area (15' 2" x 6' 9") or ()

With lighting, power points and rear window.

Rear Garden

The enclosed rear garden is predominantly laid to lawn with fence and hedge boundaries. There is a paved patio area and raised decked sun terrace with timber pergola, selection of mature trees, shrubs and flower borders. An ornamental pond with waterfall forms a particular feature of the garden as well as the open rear aspect to the adjacent farmland and Mendip countryside beyond. In addition, there is a timber garden shed, aluminium framed greenhouse and outside water supply.



Material Information

Material Information - (As provided by Vendor)

Council Tax / Domestic Rates: F

Tenure: Freehold

Maintenance Charge: N/A

Ground Rent: N/A

Property Type: Detached House

Property Construction: Standard

Electricity Connected: Yes Gas Connected: Yes

Water Connected: Yes

Sewage - Mains / Septic / Bio Digester etc: Mains Drain

Heating - Type: Gas Boiler

Type of Broadband: BT Full Fibre 900.

Parking: Driveway and Double Garage

Any known building safety concerns? : No

Are there any restrictions / covenants? : TBC

Are there any rights / easements? : No

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

Is the property subject to coastal erosion? : No

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

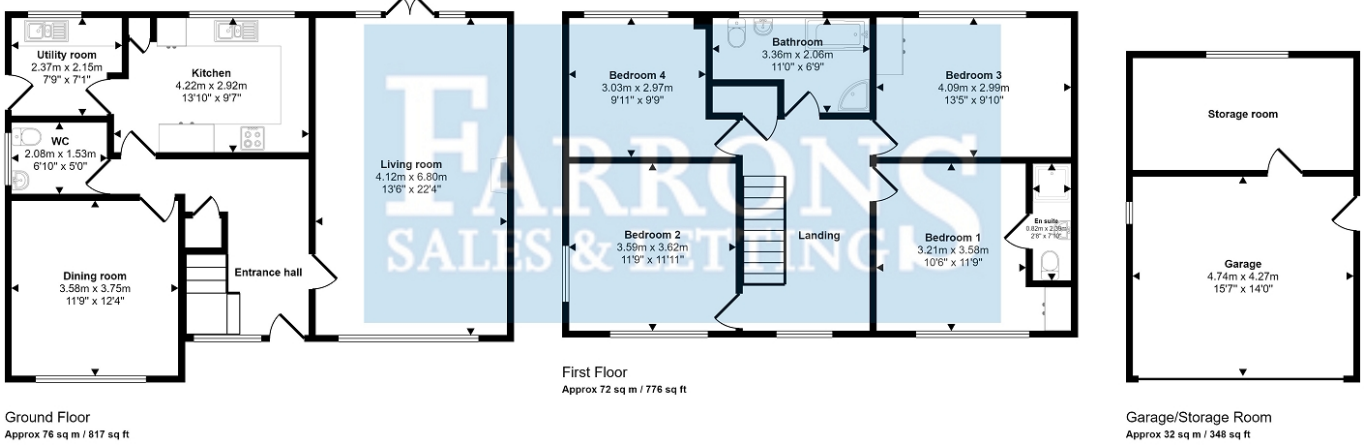
Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No




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Approx Gross Internal Area
180 sq m / 1940 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		80
(55-68)	D	68	
(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