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**STATION ROAD, SANDFORD, NORTH SOMERSET. BS25 5RQ**



**£725,000 FREEHOLD**



# Passionate about Property

Unique detached country residence, situated in a secluded location with exceptional views over the neighbouring countryside and hills beyond. This beautifully finished modern home (built circa 2018) has many notable features that are a credit to the eye for detail of our client, and sure to appeal to those looking for something a little different from anything else you will find in the surrounding villages! Call now to arrange a viewing for a property sure to live long in your memory...

## Location

Situated in the village of Sandford, set within the beautiful North Somerset Countryside. The village has a range of amenities including: General Store, Primary School, Village Hall, two Churches and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Banks, Chemist, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walking and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School. There are a number of private Schools available in Sidcot, Bristol, Bath and Wells. Sandford 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 of Winscombe with Farrons office on your left hand side, proceed along the Sandford Road for 1.5 miles. Turn left at the 'T' Junction opposite Humphrey Motor Company, and then proceed through the village, passing Thatchers. Look for the turning into an un-marked road, opposite Mead Lane (which will be on your right-hand side after passing Sandford Station Care Home). Take the turning into the un-marked road and the property will be found on your right-hand side, identified by our for sale board.







### **Entrance Porch**

Raised flagstone tiled terrace with Oak beams, that is the first of many lovely touches to this uniquely designed country home.

Door to:

### **Entrance Hall**

Triple glazed window providing a view of the neighbouring field. Oak flooring. Radiator. Doors to:

### **Downstairs Wet Room**

A chic little downstairs bathroom with a large walk-in shower cubicle, WC, wash basin, radiator with heated towel rail, triple glazed window to side. Under-floor heating.

### **Utility Room**

Triple glazed window to side. Bespoke base unit with white enamel sink. Space for appliances. Tiled flooring. Wall-mounted gas boiler

### **Kitchen & Family Room (17' 02" x 16' 09") or (5.23m x 5.11m)**

The first of two impressive living areas, with dual aspect triple glazed windows and French doors that offer sublime views over the garden towards the neighbouring hillside and access to the covered terrace. Tiled floor with underfloor heating. Bespoke fitted kitchen with Belfast sink, Aga and space for appliances.



### **Living Room (17' 05" x 16' 08") or (5.31m x 5.08m)**

One of the jewels in the crown of this wildly impressive home! Dual aspect triple glazed windows flood the room with natural light while being over-hung by the lofted ceiling with exposed beams, and the delightful mezzanine. Underfloor heating. Douglas Fir stairwell providing access to:







### **Gallery Landing**

Beautifully designed as mentioned, adding another living space which would make a useful study / reading area. Carpeted flooring. Radiator. Doors to:

### **Bathroom**

Rarely do you get such a lovely view from a bathroom! Two triple glazed windows flank a freestanding roll top bath set on a tiled floor, with a wash basin and WC at either end of the room. Radiator with heated towel rail. Glazed French doors to landing.

### **Bedroom 1 (16' 10" x 10' 11") or (5.13m x 3.33m)**

A spacious double bedroom with carpeted flooring, two radiators and glazed French doors to:

### **Balcony. (13' 11" x 8' 02") or (4.24m x 2.49m)**

A large South-West facing balcony that picks up the sunshine from morning until the dining embers of the day. A gorgeous decked space for your morning cuppa or evening glass of wine!



### **Bedroom 2 (12' 02" x 10' 05") or (3.71m x 3.18m)**

Another impressive double bedroom with loft access, Velux skylight and carpeted flooring.







### **Gated Driveway**

Wide gated driveway that provides ample parking for several vehicles. Access to both sides of the property.

### **Gardens**

Large grounds of approximately a quarter of an acre, predominantly laid to lawn with the surrounding fields and hillside affording an impressive backdrop! Several raised and stone paved covered terraces to enjoy the sun throughout the day.

### **Strawberry Delight - Garden Studio**

An exceptional garden studio that has been thoughtfully built with peace and tranquility in mind, as well as having the benefit of a kitchenette, shower room and useful mezzanine level.

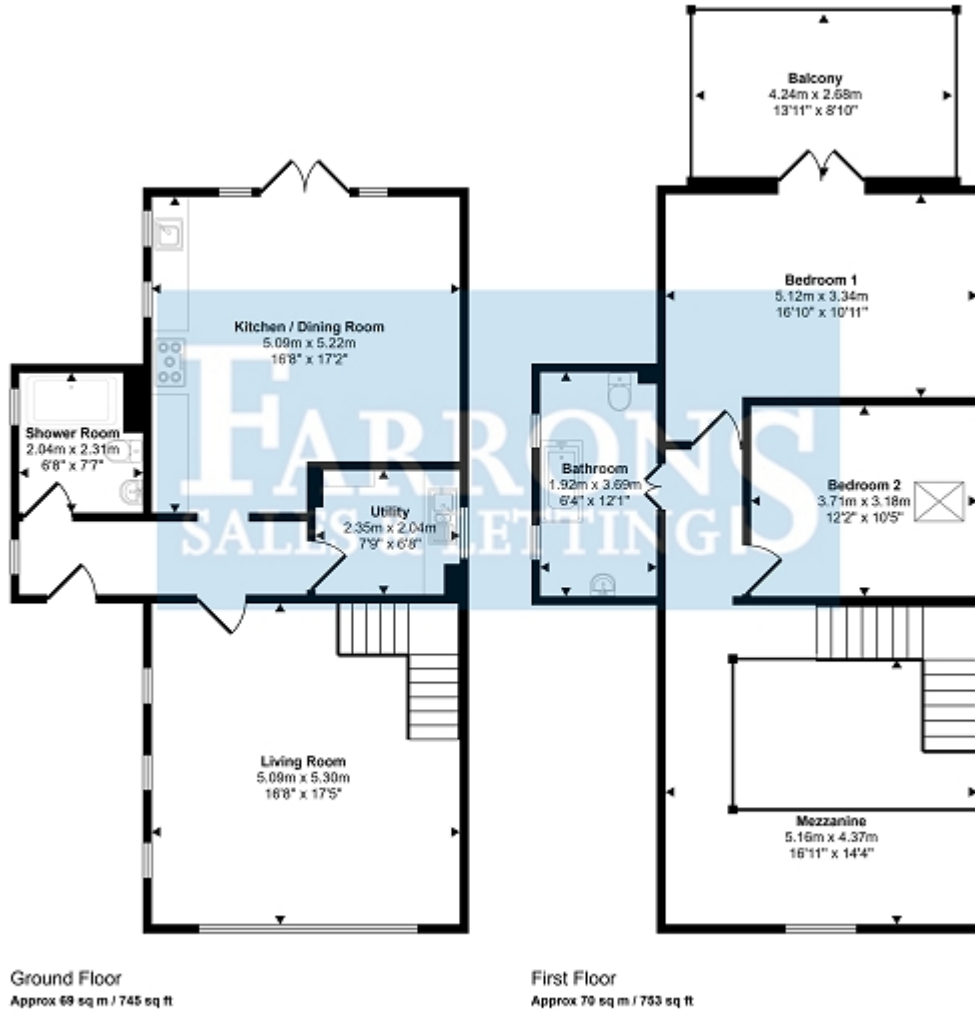
### **Material Information**

Awaiting vendor comment.



# Passionate about Property

Approx Gross Internal Area  
139 sq m / 1498 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 300.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		109
(81-91)	<b>B</b>	90	
(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