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CHURCH LANE, WINSCOMBE, NORTH SOMERSET. BS25 1BX



£525,000 FREEHOLD

Passionate about Property

Spacious, extended period four bedroom cottage, nestled within one of the most attractive locations in the village! The property provides hillside views over it's generous garden to the rear, a double garage and large reception rooms. Call now to arrange a viewing.

Council Tax Band: E

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 right-hand side.

Entrance Hall

Covered upvc double glazed entrance door and double glazed window to the front, stairs to first floor accommodation, radiator, built in cupboard with shelving and hanging space, consumer unit.





Living Room (23' 05" x 14' 08") or (7.14m x 4.47m)

Upvc double glazed sliding patio door to the rear, upvc double glazed window to the front and two to the side, stone chimney with tiled hearth and coal effect gas fire, double radiator, exposed beams, shelved recess with glass front.

Dining Room (14' 07" x 8' 08") or (4.45m x 2.64m)

Upvc double glazed window to the front, double radiator, wood cladding along one wall.

Kitchen / Breakfast Room (19' 04" x 16' 09") or (5.89m x 5.11m)

Upvc double glazed windows to the rear and side, fitted with a range of wall and base units with complementing worksurfaces, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, four ring gas hob, double oven, space for fridge freezer, dishwasher, two double radiators, cupboard housing wall mounted Valiant gas boiler, door to:-

Rear Lobby

Upvc double glazed door to the rear garden, coat hooks.

Downstairs Cloakroom

Low level w/c, wash hand basin.

First Floor Landing

Generous landing with upvc double glazed window to the front, double radiator, shelved airing cupboard housing hot water tank.





Bedroom 1 (19' 0" x 10' 0") or (5.79m x 3.05m)

Upvc double glazed window to the rear overlooking the rear garden and the Mendip Hills, two built in wardrobes with shelving and hanging space, double radiator.

En Suite (9' 04" x 10' 06") or (2.84m x 3.20m)

Double glazed window to the side, panelled bath with mixer tap over, tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level W.C, heated towel rail, shaver light and socket, tiled walls.

Bedroom 2 (14' 10" x 12' 03") or (4.52m x 3.73m)

Upvc double glazed window to the front and side, double radiator.

Bedroom 3 (15' 06" x 10' 08") or (4.72m x 3.25m)

Upvc double glazed window to the front and double glazed Velux to the rear, access to roof space, shelved recess, radiator.

Bedroom 4 (11' 01" x 7' 05") or (3.38m x 2.26m)

Upvc double glazed window to the rear with views over the garden and the Mendip Hills beyond, radiator.





Shower Room (7' 01" x 5' 06") or (2.16m x 1.68m)

Double glazed window to the rear, corner shower with Mira electric shower, pedestal wash hand basin, low level W.C, radiator, part tiled walls.

Outside - Front

Wall fronted with pedestrian access gate, wide variety of shrubs and plants, paved walkway leading to the side and rear via a gate.

Driveway & Double Garage.

With additional workshop area, parking for 3 cars - Double Garage with up and over door, windows to the side and rear, double door to the rear, power and light.

Rear Garden

Patio area, generous area of lawn, selection of small trees including Winter Cherry, wide variety of shrubs and gravel beds, outside water tap, enclosed by wall and lap fencing, outside lighting.

Material Information

Council Tax Band: E

Tenure: Freehold

Property Type: Semi Detached House

Property Construction: Stone/concrete blocks

Maintenance Charge / Ground Rent: None

Electricity: Yes

Water: Yes

Gas: Yes

Sewage: Mains

Heating Type: Gas

Heating Under Floor & Solar Panels: No

Broadband - Not Known

Parking for 3 cars

Any Known Building Safety Concerns: No

Restrictions - None Known

Rights / Easements - None Known

Has The Property Flooded in The Past 5 Years - No

Active Planning Applications - None Known

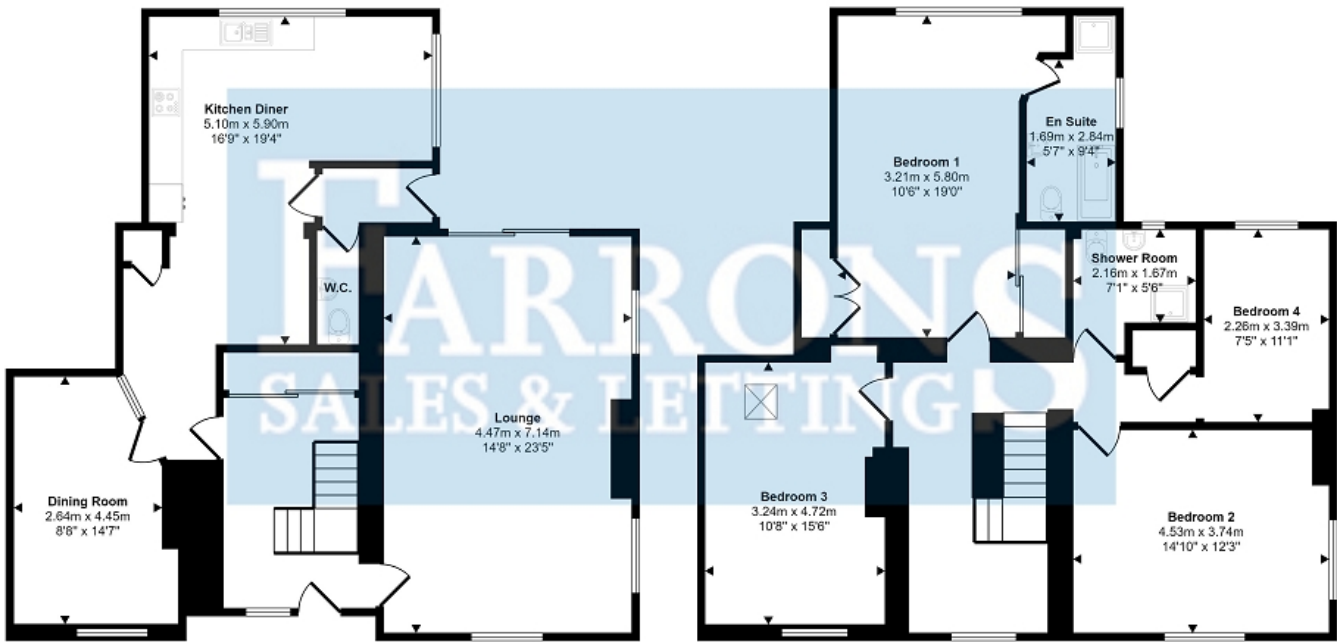
No Accessibility Adaptations Made - No

Coalfield / Mining Area - No



Passionate about Property

Approx Gross Internal Area
189 sq m / 2035 sq ft



Ground Floor
Approx 93 sq m / 997 sq ft

First Floor
Approx 96 sq m / 1037 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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