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GREENHILL ROAD, SANDFORD, NORTH SOMERSET. BS25 5SB



£785,000 FREEHOLD

Passionate about Property

Detached four bedroom cottage with double garage and several outbuildings, on a generous plot in the centre of the village of Sandford. The property has many notable features, having been lovingly updated by the present owners evoking their own charming personalities, resulting in a fun, practical, versatile home, that is sure to attract a smile and buyers keen for a home that ticks every box! Call now to arrange a viewing.

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 right at the T-Junction on to Greenhill Road. The property will then shortly be found on your left-hand side, opposite the Village Hall.

Entrance Porch

Pretty pitched front entrance porch with terracotta tiled floor and two double glazed windows. Glazed wooden door to:

Entrance Hall

Exposed beams, carpeted flooring, doors to:

Snug (15' 02" x 11' 0") or (4.62m x 3.35m)

A gorgeous living room with upvc double glazed window, exposed beams and stone wall, with a log burner to add to the very cosy feel!





Study (6' 11" x 6' 09") or (2.11m x 2.06m)

....or the music room for the current owners grandchildren!
Double glazed window. Spotlights.

Utility Room (9' 09" x 5' 07") or (2.97m x 1.70m)

Attractively finished with hard wood cabinets and work surfaces.
 Belfast sink. Two stable doors to the rear garden and hallway to keep an eye on the dog! Door to:

Downstairs Shower Room

Useful for those coming off of a day tending to the garden, this shower room benefits from a contemporary finish that includes a shower, WC, wash basin, heated towel radiator and a double glazed window to rear.

Inner Hallway

Wonderful inner hallway with vaulted ceiling over the stairwell to the first floor. Cupboard. Exposed beams. Door to eaves storage. Access to side entrance porch and French glazed doors to kitchen / breakfast room.



Side Porch

Composite door with double glazed panel. Terracotta tiled floor.

Kitchen / Breakfast Room (16' 01" x 11' 11") or (4.90m x 3.63m)

Loft access with ladder to gas boiler. Open access to conservatory. Extensive fitted kitchen with breakfast bar, space for appliances, tiled flooring and spotlights.

Conservatory (15' 08" x 15' 03") or (4.78m x 4.65m)

Of brick and upvc double glazed construction with a glass roof and French doors to the rear garden. Tiled flooring. two radiators. Power and light.

The Apple Store

'The Apple Store' is an integral granny annexe accessible from the entrance hall, that is perfect for a dependant relative, older children to reside in, or even for use to provide additional income! It comprises of a lounge and bedroom with en suite.



Lounge (11' 05" x 9' 09") or (3.48m x 2.97m)

Upvc double glazed window, stone built fireplace, exposed beams, door to:

Bedroom 4 (10' 11" x 10' 08") or (3.33m x 3.25m)

A comfortable double bedroom with upvc double glazed windows to front, carpeted flooring and door to:

En Suite

Upvc double glazed window to side. Bath with shower over. WC. Pedestal wash basin. Heated towel radiator.



First Floor Landing

Skylight, carpeted flooring, doors to:

Bedroom 1 (18' 10" x 11' 05") or (5.74m x 3.48m)

Spacious principle bedroom with dual aspect double glazed windows, carpeted flooring, radiator, part-vaulted ceiling and door to:

En Suite

Contemporary suite comprising of a corner shower cubicle, WC, wash basin, heated towel radiator, spotlights.

Bedroom 2 (11' 05" x 11' 03") or (3.48m x 3.43m)

A very tranquil double bedroom, with an attractive stained glass leaded light window to the landing, double glazed window to front, exposed wood flooring and built-in wardrobes.

Bedroom 3 (15' 0" x 7' 08") or (4.57m x 2.34m)

Another attractive double bedroom with double glazed window to front, radiator and carpeted flooring.



Bathroom (12' 09" x 6' 08") or (3.89m x 2.03m)

Spacious family bathroom with bath, WC, pedestal wash basin, heated towel radiator, laminate flooring, double glazed window with a view over the rear garden, built in cupboard.





Rear Garden

Large, sunny rear garden that is laid predominantly to lawn with access to the summer house, studio, double garage, driveway and most importantly the pub - but more on that later! Hot tub (not tested by the agent!) included in the sale.

Timber Studio (15' 01" x 8' 11") or (4.60m x 2.72m)

Timber built studio with double glazed windows, French doors, an extended terrace, power and light.

Summer House (13' 11" x 9' 06") or (4.24m x 2.90m)

A super-cosy spot to enjoy the garden in any weather from! French doors to the front, power and light, log burner.

SW19 - The Pub (10' 10" x 10' 02") or (3.30m x 3.10m)

Inviting your friends over but don't want to keep the kids up? Well step over the driveway and enjoy this gorgeous little outbuilding that has been fitted out as a bar with seating area to the side. Power and light, loft access, window and door to side.

Driveway & Double Garage.

Electric gate to the front of the driveway provides access to a parking area suitable for several vehicles.



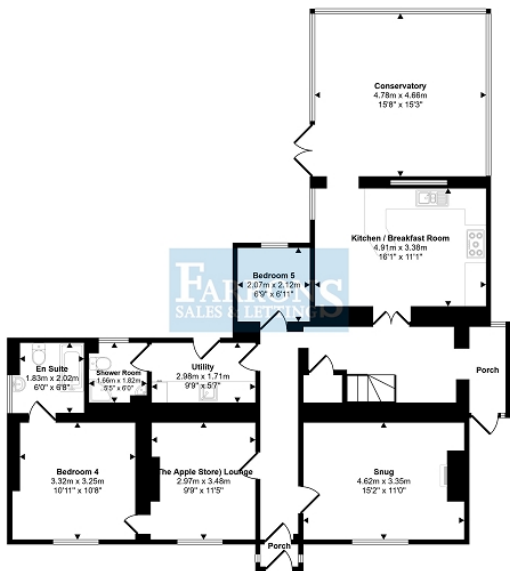
The double garage (24'6 x 21'10) has two electric roller doors to front, power and light, and a door to side.

Material Information

Awaiting vendor comment



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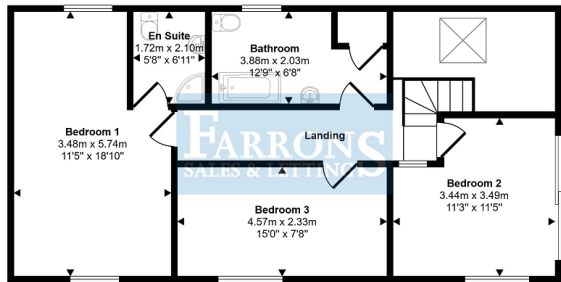
Ground Floor
Approx 129 sq m / 1388 sq ft

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.



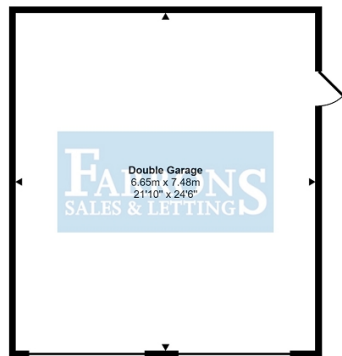
Reception Room
Approx 10 sq m / 110 sq ft

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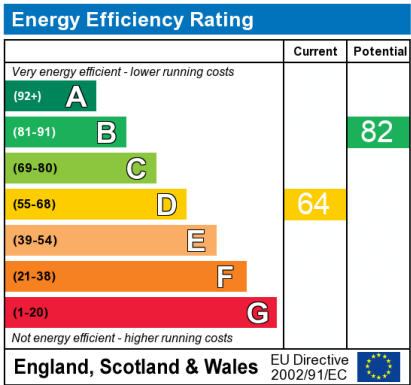
First Floor
Approx 62 sq m / 670 sq ft

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Garage
Approx 50 sq m / 535 sq ft

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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