

Sales  
01934 842000

Lettings  
01934 842000



sales@farrons.co.uk

lettings@farrons.co.uk



**THE LYNCH, WINSCOMBE, NORTH SOMERSET. BS25 1AN**



**£525,000 FREEHOLD**

# Passionate about Property

Outstanding recently built (2021) three bedroom detached house, set within a 'stones throw' of the Strawberry Line and the centre of the village. Beautifully designed, awash with natural light, this contemporary home has been finished and kept to a high standard, providing a spacious open plan kitchen / dining / family room, separate large living room, en suite to master bedroom, EV charging point, garage and a pretty rear garden.

## Location

Winscombe village benefits from a range of facilities and amenities, these include: Newsagents, Supermarket, Bakers, Butcher, Library, Community Centre, Public House, Doctors, Dentist and Veterinary Surgeries, Take Away's and a Chemist. The village also has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open 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 School with Sixth Form Centre is within 3 miles. There are a number of private schools available in the area with Sidcot School being a short walk and others in Bristol, Bath and Wells.

## Directions

From Bristol heading South West on the A38 proceed through 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 half 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 and follow the road into the village. Take the second turning on your left into The Lynch, where you will find the property on your left hand side, just before the old railway bridge over the Strawberry Line.







### **Entrance Hall**

Composite door with double glazed panels to front. Carpeted flooring and stairs to first floor. Under-stairs cupboard. Separate built-in cupboard. Radiator. Doors to:

### **Downstairs Shower Room**

Upvc double glazed window. WC. Wash basin over a vanity unit. Walk-in shower cubicle. Heated towel radiator.

### **Living Room (17' 01" x 10' 06") or (5.21m x 3.20m)**

Spacious room with upvc double glazed window to front and glazed French doors to the kitchen / dining / family room. Carpeted flooring. Two radiators. Electric feature fireplace.

### **Kitchen/Diner/ Family Room (25' 0" Max x 11' 09" Max) or (7.62m Max x 3.58m Max)**

Spacious room with upvc double glazed window to front and glazed French doors to the kitchen / dining / family room.

### **Utility Room**

Base units with sink and space for appliances. Gas boiler. Radiator. Upvc double glazed door to side.

### **Landing**

Carpeted flooring, radiator, Upvc double glazed window to front, loft access, doors to:





**Bedroom 1 (21' 07" x 10' 07") or (6.58m x 3.23m)**

Large master bedroom with dual aspect upvc double glazed windows, carpeted flooring, two radiators, a dressing area with built-in wardrobes and door to:

**En Suite**

Upvc double glazed window to rear. Walk-in double shower cubicle, WC and wash basin housed in vanity units. Heated towel radiator

**Bedroom 2 (14' 07" x 8' 06") or (4.45m x 2.59m)**

Upvc double glazed window to rear. Carpeted flooring. Built in wardrobe. Radiator.

**Bedroom 3 (10' 04" x 7' 10") or (3.15m x 2.39m)**

Upvc double glazed window to front. Carpeted flooring. Radiator.

**Bathroom**

Upvc double glazed window to side. Bath with shower over, WC and wash basin housed in vanity units. Heated towel radiator.







### Front Garden & Driveway

Spacious parking area suitable for 3 vehicles. Slate chipped border and stone paved pathway to front door and side access. EV charging point.

### Rear Garden

Attractive rear garden with a level lawn and stone paved patio, bordered by a natural stone wall.

### Garage

Large single garage with electric up and over door to front and a upvc double glazed door to rear garden. Fitted wall and base units. Upvc double glazed window to side.

### Material Information

Council Tax: E

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Detached House

Construction: Block / tile

Electricity / Gas / Water Connected: YES

Sewage - Mains

Heating: Gas Central Heating

Type of Broadband: Not known

Parking: Yes

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Coastal Erosion: No

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

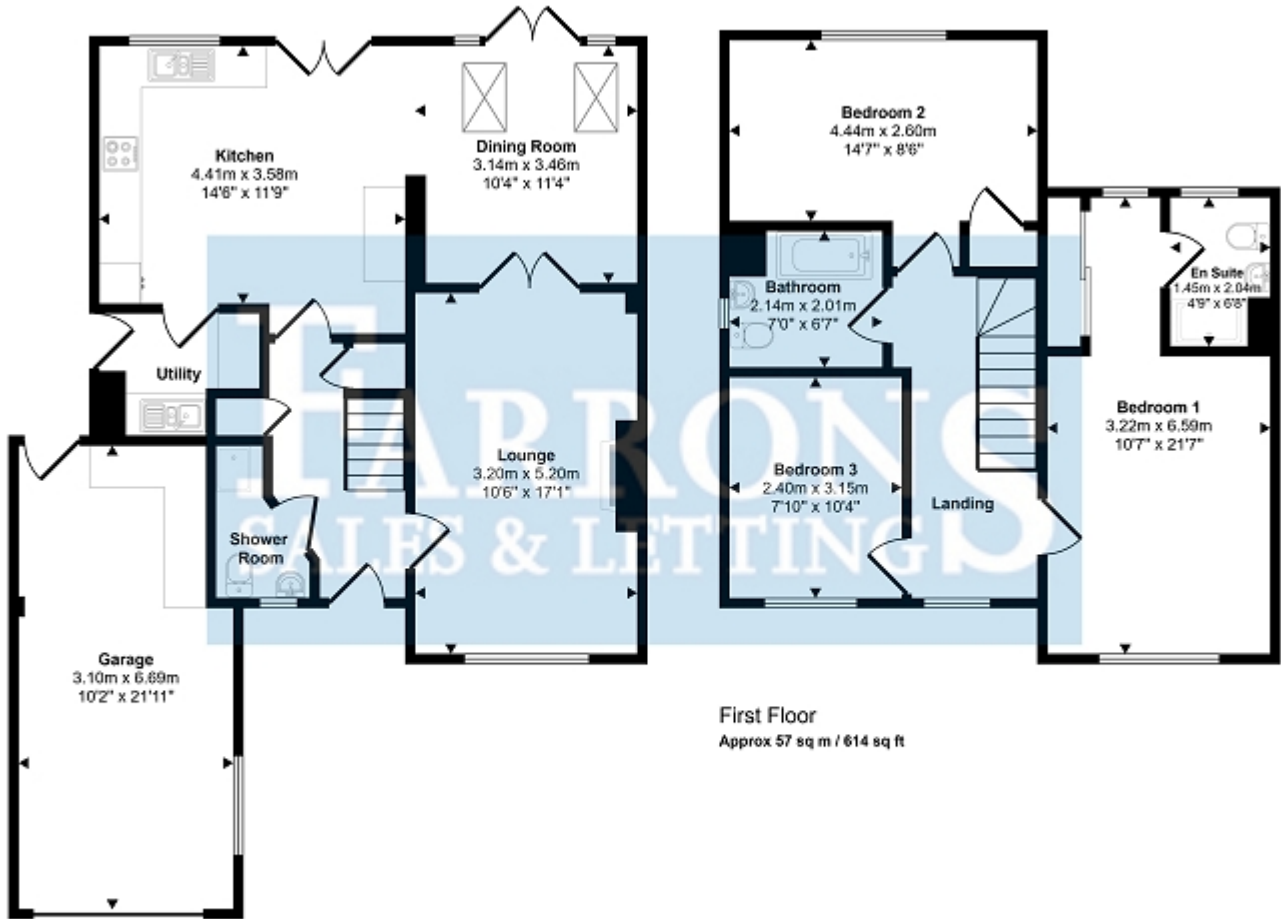
Have any accessibility / adaptations been made to the property? No

Is the property in a mining / coalfield area: No



# Passionate about Property


Approx Gross Internal Area  
137 sq m / 1479 sq ft



**Ground Floor**  
Approx 80 sq m / 866 sq ft

**First Floor**  
Approx 57 sq m / 614 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+)  | <b>A</b> |   |           |
| (81-91)  | <b>B</b> | 87  | 88        |
| (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