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74 THE LYNCH, WINSCOMBE, NORTH SOMERSET, BS25 1AR



£875,000 FREEHOLD

Passionate about Property

'Torres' - a Spanish word for 'Tower' reflecting strength, resilience and a commanding hillside position, is very appropriate for this magnificent four bedroom detached residence, situated in impressive grounds with outstanding views of the Mendip Hills. The property provides over 2500 sq ft of internal accommodation, which is flooded with natural light due its South-facing aspect, with the added benefit of a double garage, a detached outbuilding and Orangery within the gorgeous landscaped gardens.

Location

Torres is located within walking distance of the centre of the sought after village of Winscombe, which benefits from a range of village 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 Community Foundation 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 'Torres' (number 74) towards the end of the road on your right-hand side. Please proceed up the driveway and use the parking area if attending a viewing.

Entrance Hall

Attractive, spacious hallway serving all downstairs rooms, with carpeted flooring, two radiators, built-in cupboards and a vaulted ceiling over the stairwell to the first floor.

Snug (13' 09" x 11' 08") or (4.19m x 3.56m)

Dual aspect upvc double glazed windows, carpeted flooring, radiator, fireplace with log burner.





Dining Room (15' 02" x 12' 08") or (4.62m x 3.86m)

Spacious reception room with gas fired feature fireplace, carpeted flooring, radiator and access to the living room and garden room.

Garden room (9' 06" x 9' 05") or (2.90m x 2.87m)

Open access from the dining room. Upvc double glazed windows and doors to each side with access to the stone paved terracing and gardens.

Living Room (22' 11" x 12' 00") or (6.99m x 3.66m)

Large principle reception room with triple aspect upvc double glazed windows providing gorgeous green views, gas fired feature fireplace, carpeted flooring, two radiators.

Kitchen / Breakfast Room (20' 10" x 17' 07" Max) or (6.35m x 5.36m Max)

Extensive fitted kitchen with dual aspect upvc double glazed windows, sink, gas fired Aga, separate electric Rangemaster oven with induction hob and extractor hood over, space for further appliances. Door to a pantry that has a upvc double glazed window as well as the solar battery and control panel. Door to:

Utility Room

Upvc double glazed windows and door to gardens. Wall mounted gas boiler. Built-in airing cupboard. Belfast sink and drainer. Space for appliances. Door to:

Downstairs W.C

Upvc double glazed window. Wash basin. WC. Radiator.

Bedroom 1 (16' 00" x 12' 00") or (4.88m x 3.66m)

Dual aspect upvc double glazed windows overlooking the gardens and with a view of the hillside beyond. Extensive range of built-in wardrobes. Wash basin over a vanity unit.





Bedroom 2 (11' 05" x 10' 07") or (3.48m x 3.23m)

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

Bathroom

Updated beautifully with a contemporary suite comprising of a walk-in shower, separate bath, WC and wash basin housed in a vanity unit, Upvc double glazed window, spotlights.

Landing

Carpeted flooring. Glazed door to:

Study (12' 06" x 11' 07") or (3.81m x 3.53m)

Upvc double glazed windows providing a lovely view of the Mendip Hills. Carpeted flooring. Doors to:

Shower Room

Large corner shower cubicle. Pedestal wash basin. WC. Radiator. Heated towel radiator.



Bedroom 3 (13' 04" x 12' 01") or (4.06m x 3.68m)

Spacious double bedroom with upvc double glazed window, carpeted flooring, radiator, built-in wardrobes and eaves access to further storage. Loft access. Internal window to stairwell.

Bedroom 4 (13' 03" x 12' 00") or (4.04m x 3.66m)

Spacious guest bedroom with upvc double glazed window, carpeted flooring, radiator, built-in wardrobes and eaves access to further storage.





Outbuilding / Studio (16' 02" x 6' 11") or (4.93m x 2.11m)

Suitable for various uses, with upvc double glazed windows and a door to the rear garden, as well as a door into the Orangery.

The Orangery (9' 08" x 7' 03") or (2.95m x 2.21m)

Of brick and upvc double glazed construction with a pitched glass roof, as well as a door to the outbuilding and another to the driveway and gardens.

Double Garage (16' 0" x 14' 03") or (4.88m x 4.34m)

Detached double garage with electric door to front. Window to rear.

Driveway & Parking Area

The gated driveway sweeps up from The Lynch, passing the substantial front gardens where it levels off providing access to the property, garage and the parking areas to the front and rear of the garage.

Gardens

Impressive gardens of approximately 0.74 of an acre surround the property, notably taking full advantage of the South-facing aspect that boasts views over glorious countryside towards the Mendip Hills.

Substantial lawns to the front and rear are complimented by beautifully landscaped elements such as the raised stone South-facing terrace, vegetable plots, a variety of fruit trees, an ornamental fish pond, various electrical power points and outside lighting.

The gardens have the benefit of a Lawn House, potting shed, tool shed, greenhouse fitted with toughened glass, as well as an ornamental gazebo, and a wooden pergola supporting a grape vine over a large stone paved patio.

Material Information

Council Tax: E

Tenure: Freehold

Maintenance Charge: No

Ground Rent: No

Property Type: Detached House

Construction: Brick / tile

Electricity / Gas / Water Connected: YES

Sewage - Septic tank

Heating: Gas Central Heating

Type of Broadband: Copper Wire

Parking: Yes

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Costal Erosion: No

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

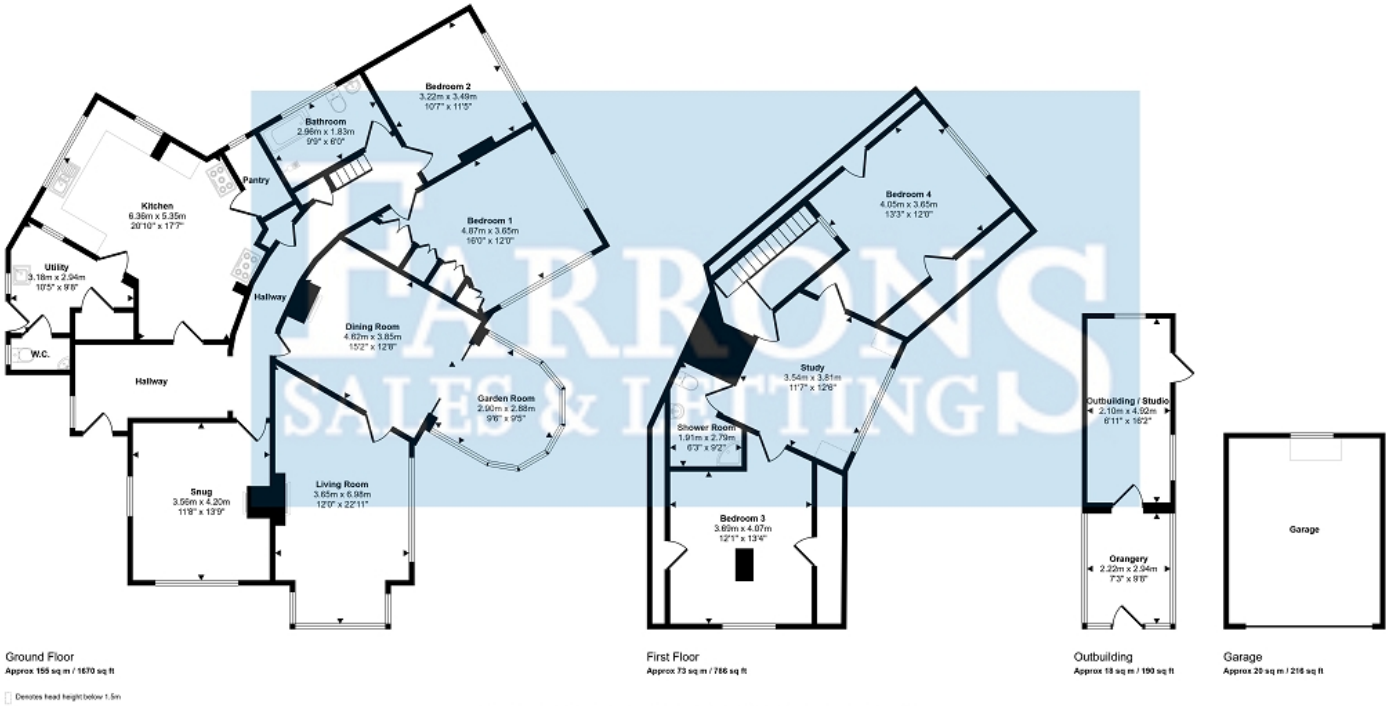
Have any accessibility / adaptations been made to the property? No

Is the property in a mining / coalfield area: No



Passionate about Property

Approx Gross Internal Area
266 sq m / 2861 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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