



THE GUILD HOUSE

Sandford, North Somerset, BS25 5PH

DJ&P | RESIDENTIAL
NEWLAND RENNIE

THE GUILD HOUSE

Greenhill Road, Sandford

Winscombe, North Somerset, BS25 5PH

A fabulous 'Arts and Crafts' style house, with six bedrooms, swimming pool / leisure complex, coach house with accommodation and four bay garage, all set in 6.17 acres.

- Detached house
- Three reception rooms
- Fitted kitchen/dining room
- Six bedrooms
- Five bathrooms
- Swimming pool & leisure complex
- Detached coach house with accommodation
- Four bay garage and ample parking
- Parkland style grounds of 6.17 acres
- EPC Rating: C

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DESCRIPTION

The Guild House has been the subject of considerable extension and improvement in its current ownership to provide a spacious and stylish modern home. It benefits from three reception rooms, a large fitted kitchen breakfast room, utility room, cloakroom, six bedrooms (four of which are en-suite) and a family bathroom. Within the grounds is a modern detached coach house which provides separate, three bedroom accommodation over two floors and a triple bay garage. In addition to ample secure parking there is a four bay garage. The grounds extend to approximately 6.17 acres including a large level hardstanding area ideal for stabling and manège.

SITUATION

Situated on the Sandford/Churchill border, two popular commuter villages situated in the beautiful North Somerset countryside. The location offers a range of village facilities including a shop, pubs, churches, modern sports center with swimming pool and primary schools. Secondary schooling, both state and private, is well catered for with the ever popular Churchill Community Foundation School and Sixth Form Centre on the doorstep. Churchill is a favored by the commuter, being convenient for the cities of Bristol, Bath, Taunton, Wells and the seaside town of Weston-Super-Mare. There is an international airport at Bristol and mainline railway links at Yatton and Weston-super-Mare with good access to the M5 at Clevedon (junction 20) and Weston-super-Mare (junction 21).

AGENTS NOTE

There are some elements of the refurbishment which are on going in the main house including decoration and carpeting of two reception rooms and fitting of three en-suite bathrooms. A more substantial project to extend and remodel the kitchen/dining area has commenced and can be completed in a number of ways to suit the needs of the purchaser if required. Similarly, some elements of the coach house require completion. The completion of all or any of the outstanding works can be negotiated giving a purchaser the opportunity to influence the design or to employ their own contractors if preferred. The 4KW array of solar panels on the southern elevation qualify for the earliest adoption tariff so produce a healthy income. There are also solar water heating panels fitted. There will be an uplift/overage clause placed on the land, details of which can be made available on request.

ACCOMMODATION

Ground Floor

Twin doors open to an entrance lobby with a quarry tiled floor and a fully glazed inner door to the entrance hall, a large hallway with a turning staircase and wooden balustrade rising to the first floor. Twin fully glazed doors open to the family room with a large double-glazed window to the front, wood paneling to dado rail height and spot lighting.

Also, from the hallway, twin fully glazed doors open to the dual aspect sitting room with large double-glazed windows front and rear and a central feature fireplace, wall lights and recessed spot-lighting.

The kitchen/dining room occupies a bright, large 'L' shaped space with a part vaulted ceiling, three French doors opening to the rear, a stable style door, four Velux windows, two further double-glazed windows and a fully glazed door to the swimming pool area. The kitchen area is fitted with a range of contemporary dark wood units with contrasting Corian worktops, inset sink with mixer tap, island with induction hob and stainless-steel extractor hood with lighting, twin integrated electric ovens, integrated microwave and coffee maker. Contemporary style wood-burning stove, travertine tiled floor and spot-lighting. Note that in the dining area a project has commenced to build an extension to provide further kitchen / dining and casual living space, this can be completed or the existing space can be made good.

From the kitchen a door leads to a cloakroom fitted with a low level wc and wall hung wash basin. A second door leads to the utility room fitted with a range of cream units, space and plumbing for a washing machine, stainless steel sink with mixer tap, large storage cupboard.

Twin fully glazed doors open to a dual aspect dining room with a large double-glazed window to the front and side elevations, spot-lighting and ceiling coving. A second glazed door opens to the entrance hall.

First Floor

The landing has two double-glazed windows to the rear providing natural light, lined cupboard and recessed spot-lighting. Bedroom two (originally the master) is a generous double with a double-glazed window to the front, recessed spot-lighting and door to an en-suite bathroom fitted with a white suite comprising a large, fully tiled walk-in shower cubicle, 'jacuzzi' bath, twin wash hand basins and low level wc, shelved storage cupboard, recessed spot-lighting and double-glazed window to the rear.

Bedroom five is again a good size double with a double-glazed window to the front. Bedroom three with a double-glazed window to the front and door to en-suite bathroom which is part completed. The family bathroom is fully tiled with a ceramic tiled floor and is fitted with a white suite comprising: large walk-in shower cubicle, wall hung wash hand basin, paneled bath with central tap and wall mounted controls, concealed cistern wc, bidet, recessed spot-lighting and double-glazed window to the rear. Bedroom five has a double-glazed window to the side elevation and door to an en-suite which is part completed. The master bedroom is triple aspect with a double-glazed window to the south elevation, two further windows to the north, and French doors opening to the large balcony area. A door leads to the en suite bathroom (part completed) which will be fitted with a four-piece suite.

SWIMMING POOL & LEISURE COMPLEX

From the inner hallway a fully glazed door opens to the pool area. Travertine steps lead down to a recreation or gym area, the travertine surrounds the pool which is heated and has a cover. The pool area is wonderfully light with two French doors opening to the north and east, two windows to the east and four sets of bi-fold doors to the south which open to a terrace. There is a changing area with shower and provision for a w.c. The plant room which houses all the pool plant together with two gas fired boilers which can heat the pool and which also supply the house with domestic hot water and central heating.



COACH HOUSE

The coach house has been constructed in a style to compliment the original house. On the ground floor an entrance door leads to a small hall off which is a cloakroom and a door to the open plan living kitchen area. There are French doors to the side and double-glazed windows to the east and west elevation a kitchen is currently being fitted. A door leads to a utility room (to be fitted) and to the triple bay garage area with three electrically operated 'up and over' doors. Returning to the hallway a staircase rises to the first-floor landing which has two Velux windows, there are three bedrooms and a bathroom requiring completion.

FOUR BAY GARAGE

Adjacent to a large enclosed block paved parking area is a detached four bay garage with a pitched, tiled roof again complementing the main house. There are four manually operated 'up and over' doors, light and power connected, including an electric vehicle charging point. Subject to the necessary consents this building could provide additional ancillary accommodation.

OUTSIDE

From the highway is a large tarmac parking area leading to two sets of tall timber gates. The left-hand gates lead to a green lane which is separated from the garden by hedging allowing access to the top paddock without passing through the garden, ideal if you wish to rent the paddock off for equestrian purposes.

The right hand gates are electrically operated from the house and provide excellent security. A tarmac, hedge and tree lined, drive sweeps gently up hill to the front of the property where there is a turning roundabout and to the left of the house to the parking areas. A large block paved area provides excellent parking adjacent to the garages and a second block paved area between the house and the coach house provides entertaining space and additional parking. Accessed via tall timber gates is an area of hard standing with access from the lane which would be an ideal place to locate stabling and perhaps a manège. Alternatively, subject to planning consent, this area could provide a substantial building plot.

The formal gardens flank the drive and are laid to lawn with mature tree and shrubs which provide a high degree of privacy from the road.



Beyond the formal garden is a large orchard and there are two further interconnected paddocks enclosed by natural hedge boundaries. In all the plot extends to some 6.17 acres.

The current owners have submitted a planning application to site a number of holiday lodges in the top paddock but a decision on this matter is still outstanding.

LOCAL AUTHORITY North Somerset Council

VIEWING Strictly by appointment with the Agents:
DJ&P Newland Rennie Tel. 01934 864300

GUIDE PRICE £1,750,000

REFERENCE 25904/090421

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Guild House, Greenhill Road, Sandford, Winscombe, BS25

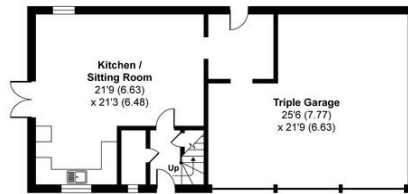
Approximate Area = 7062 sq ft / 656 sq m (includes garage)

Limited Use Area(s) = 180 sq ft / 16.7 sq m

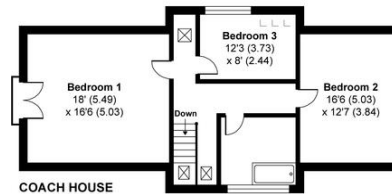
Coach House = 1880 sq ft / 174.6 sq m

Total = 9122 sq ft / 847.4 sq m

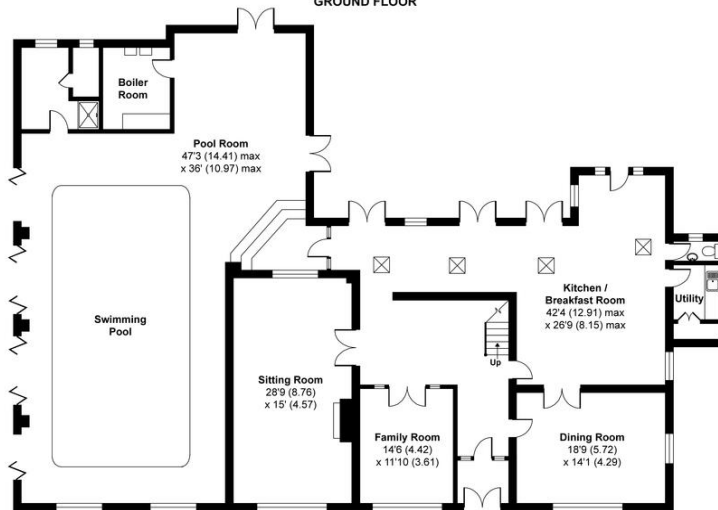
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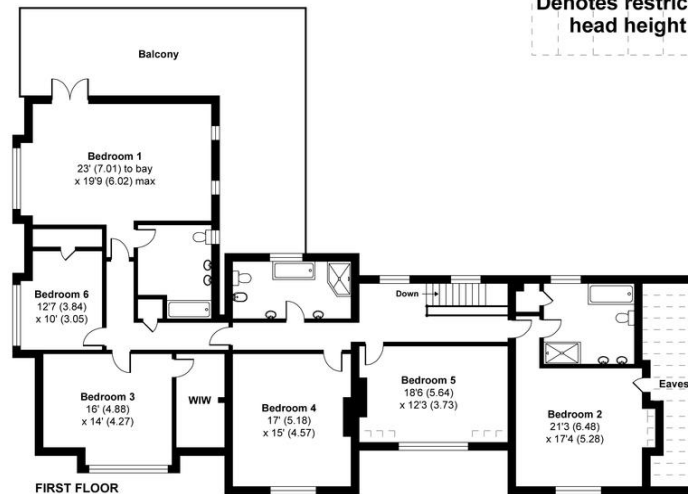
COACH HOUSE
GROUND FLOOR



COACH HOUSE
FIRST FLOOR

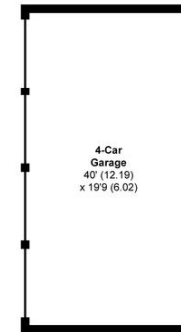


GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for David James & Partners LLP. REF: 708785