



Moorham Road, Winscombe
£415,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 1

Receptions: 1

Set in an elevated and highly private position, this detached three bedroom bungalow offers a rare opportunity to acquire a home with exceptional views, generous outdoor space and huge scope for improvement.

Located on Moorham Road, Winscombe, the property enjoys far-reaching views to the front over the Mendip hills and to the rear (as far as Weston-super-Mare), overlooking Thatcher's orchards, creating a wonderfully open and green outlook in both directions.



The bungalow is approached via a driveway providing off-road parking for three cars and access to a single garage. The surrounding gardens are a real highlight – generous in size, very private and ideal for those who enjoy outdoor space or are looking to create something special.

Internally, the accommodation is well proportioned throughout. The living room features a pretty stone fireplace and enjoys an elevated outlook, while the extended kitchen to the rear provides a practical and functional space, complete with an integrated oven and room for further modernisation if desired.

There are three good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and pleasant views over the garden. The remaining rooms are equally well sized, offering flexibility for family living, guests or home working.

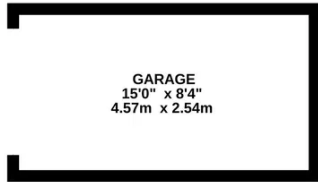
While the property would now benefit from updating, it presents a fantastic opportunity for a buyer to put their own stamp on a home in an enviable position. The combination of views, gardens, privacy and location makes this a particularly appealing prospect for those seeking a project with strong long-term potential.

What we love about the property...

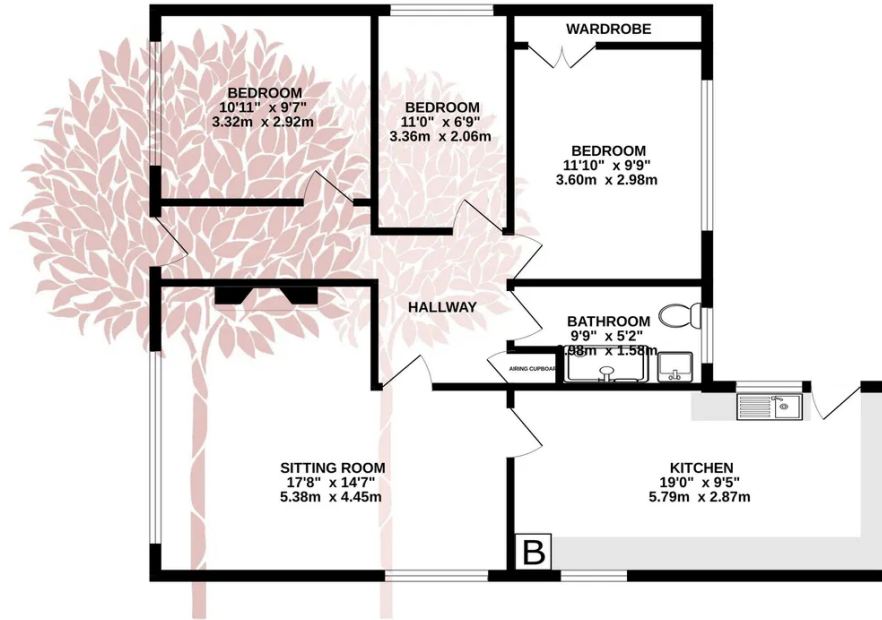
Set in a fantastic village location, this home enjoys an elevated position with amazing views and plenty of potential to create your perfect space.



GARAGE
125 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: The North Somerset village of Winscombe is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school (www.winscombewoodborough.n-somerset.sch.uk). Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education, which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

Directions: From the centre of Winscombe, follow the road towards Sandford. Turn right onto Well Close and continue uphill, then take the left onto Moorham Road. Follow the road up the hill, and number 43 will be on your right.
What3Words: [///fingertip.thinks.neon](https://www.what3words.com/fingertip.thinks.neon)

Material Information: This property operates on gas central heating. Council tax band: D
EPC Rating: D

