



# Nursery Cottage, Greenhill Road

Sandford, Winscombe

A traditional four-bedroom, four-bathroom detached character cottage with gardens and outbuildings, set in a central position within a popular village with easy access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All mains services

- Detached period cottage in central village setting
- Approx 2,210 sq ft of flexible accommodation
- Four bedrooms and four bath/shower rooms
- Self-contained annexe currently run as a successful Airbnb
- Kitchen/breakfast room opening into a large conservatory
- Multiple reception rooms including study and snug
- Mature gardens with pond and several seating areas
- Summer house, garden studio and separate bar outbuilding
- Ample driveway parking and detached double garage
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## Nursery Cottage, Greenhill Road

Sandford, Winscombe

Nestled in the popular village of Sandford, Nursery Cottage is a substantial four-bedroom detached home rich in original character, offering generous room proportions and a highly flexible layout suited to modern living.

Set privately behind an electric oak gated entrance, the property provides ample parking and a detached double garage. The internal arrangement also lends itself to multi-generational living or income potential, with part of the home currently operating as a successful Airbnb.

A pitched porch with terracotta tiles opens into a central hallway with exposed beams, setting the tone for the rest of the house. From here a latched door opens to a comfortable sitting room with a stone feature wall and log burner providing a cosy retreat. A study to the rear with views over the garden creates a quiet space for home working.

Beyond, a light-filled inner hallway leads through to the kitchen/breakfast room, which is fully fitted with hardwood cabinetry, dishwasher and a range cooker. There is also plenty of space for a dining table. This in turn opens into a large conservatory, creating an easy flow between inside and out.

The utility room is well appointed, again with hardwood cabinetry, a Belfast sink and stable door to the garden, and is complemented by a contemporary ground floor shower room/cloakroom.

A particularly appealing element is the "Apple Store" annexe, which can operate independently or as part of the main house. It includes a sitting room, double bedroom and en suite bathroom, and is currently run as a highly successful Airbnb.

Upstairs, the further three well-proportioned double bedrooms are arranged around the landing. The principal bedroom is generous, with dual aspect windows and an en suite, while the remaining bedrooms are served by a pretty family bathroom with rolltop, freestanding bath.



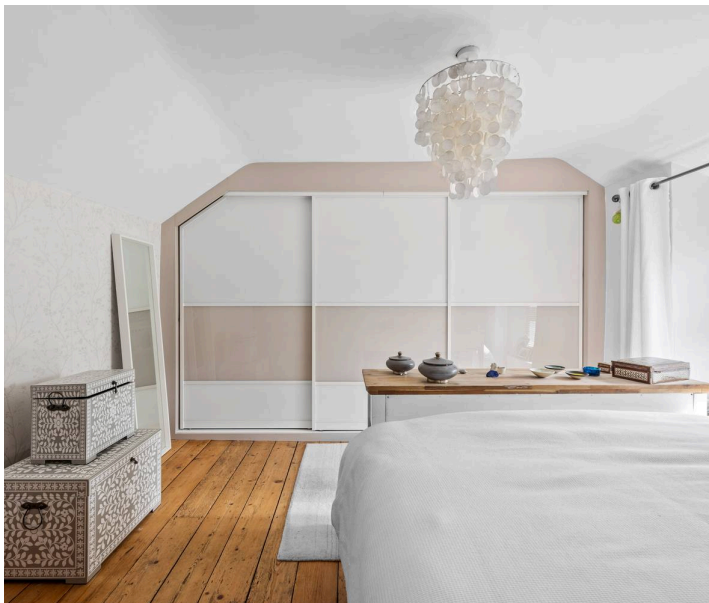


## Outside

The gardens are generous in size, with a large level lawn and with a good degree of privacy. Enjoying sun throughout the day, they are thoughtfully arranged with mature planting, a pond and a number of seating areas which have been screened with tall hedging and provide a wonderful sanctuary in which to relax and make the most of the setting.

To the far end, a summer house and separate studio provide useful additional space. Both have power, lighting and Wifi which makes them well suited to home working or hobbies. A further outbuilding, currently arranged as a bar, offers a more informal entertaining space.

In addition to this the property offers a large detached double garage with easy access provided by electric doors together with ample driveway parking.



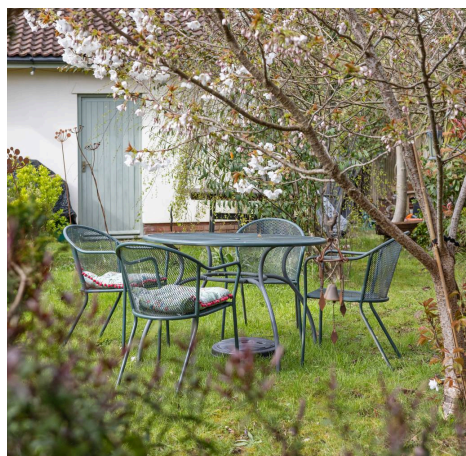
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## Location

The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol. It also offers easy access to the M5 Junction 21 at St George's (5 miles), mainline railway services at Yatton (6 miles), and Bristol Airport (7.5 miles). There is also a regular bus service from Sandford via the airport and Clifton Village to Bristol City Centre.

All distances/times approx.





# Robin King

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