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BRAE ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1LJ



£475,000 FREEHOLD

Passionate about Property

Well presented, versatile four bedroom detached house WITH A SOUTH FACING REAR GARDEN, situated in an enviable position on Brae Road, within walking distance of local schools and amenities. The property benefits from an extension that provides a STUDIO ANNEXE, TWO EN SUITES, a kitchen / dining room, SOLAR PANELS, garage / utility and VIEWS OF THE MENDIP HILLS!

Council Tax Band: F

Location

Brae Road is located just a short walk from 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 Winscombe village centre on the Sandford Road with Farrons office on your right hand side proceed to the junction with Woodborough Road. Proceed straight ahead up through the village. At the top of the village proceed through the left hand bend onto Sidcot Lane and take the second turning on the left into Belmont Road. Take the third turning on the right into Brae Road and proceed to the top of the hill, where you will then find the property on your right-hand side.

Entrance Hall

Upvc double glazed window and door to front. Karndean flooring. Carpeted stairs to first floor. Under-stairs cupboard. Radiator. Doors to:





Downstairs W.C

Upvc double glazed window. Wash basin over a vanity unit. Karndean flooring. WC.

Living Room (16' 04" x 12' 02") or (4.98m x 3.71m)

Upvc double glazed window to front. Carpeted flooring. Electric contemporary feature fireplace. Radiator. Glazed doors to:

Kitchen/Dining Room (18' 02" x 10' 10") or (5.54m x 3.30m)

Extensive fitted kitchen with built-in appliances including dishwasher, double oven, gas hob, fridge/freezer. Karndean flooring. Radiator. Upvc double glazed window and French doors to the rear garden. Door to:

Annex

An extension to the property, providing a studio annexe with en suite shower room.

Bedroom / Living Room (16' 03" x 9' 11") or (4.95m x 3.02m)

Spacious room with upvc double glazed door and window to the rear garden. Carpeted flooring. Radiator. Loft access. Door to:



En Suite (8' 01" x 5' 04") or (2.46m x 1.63m)

Upvc double glazed window. Large walk-in shower, heated towel radiator, WC and wash basin enclosed in vanity units. Tiled walls and carpeted flooring.





Landing

Upvc double glazed window with a lovely view of the Mendip Hills. Built-in cupboard housing gas boiler and hot water tank. Solar panel controls

Bedroom 1 (14' 02" x 10' 04") or (4.32m x 3.15m)

Large upvc double glazed window to front. Radiator. Carpeted flooring. Built-in wardrobe. Door to:

En Suite

Upvc double glazed window. Corner shower cubicle. Wash basin. Heated towel radiator. Vinyl flooring.

Bedroom 2 (11' 05" x 9' 03") or (3.48m x 2.82m)

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

Bedroom 3 (11' 02" x 7' 06") or (3.40m x 2.29m)

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

Shower Room

Upvc double glazed window. Corner shower cubicle. Wash basin over a vanity unit. Heated towel radiator. Vinyl flooring.





Garage / Utility (22' 01" x 7' 03") or (6.73m x 2.21m)

Small garage as the annexe has been extended into what was originally a double garage. Power and light. Up and over door to front. Upvc double glazed window and door to rear garden. Range of base units and a sink with work surfaces over and space and plumbing for appliances.

Front Garden & Driveway

Secluded front lawn that meets a driveway suitable for two vehicles.

Rear Garden

South facing rear garden with a lovely view towards the Mendip Hills! The garden is predominantly laid to lawn and designed to encourage local wildlife, with a pond and stone paved seating areas. Side access to front garden.

Solar Panels

There are 10 panels, on the roof, and Growatt batteries in the roof space, which provide 6.9 Kwh of battery storage. Between 1st January and 31st December 2025, the electricity exported to the grid earned a payment of £169.



Material Information

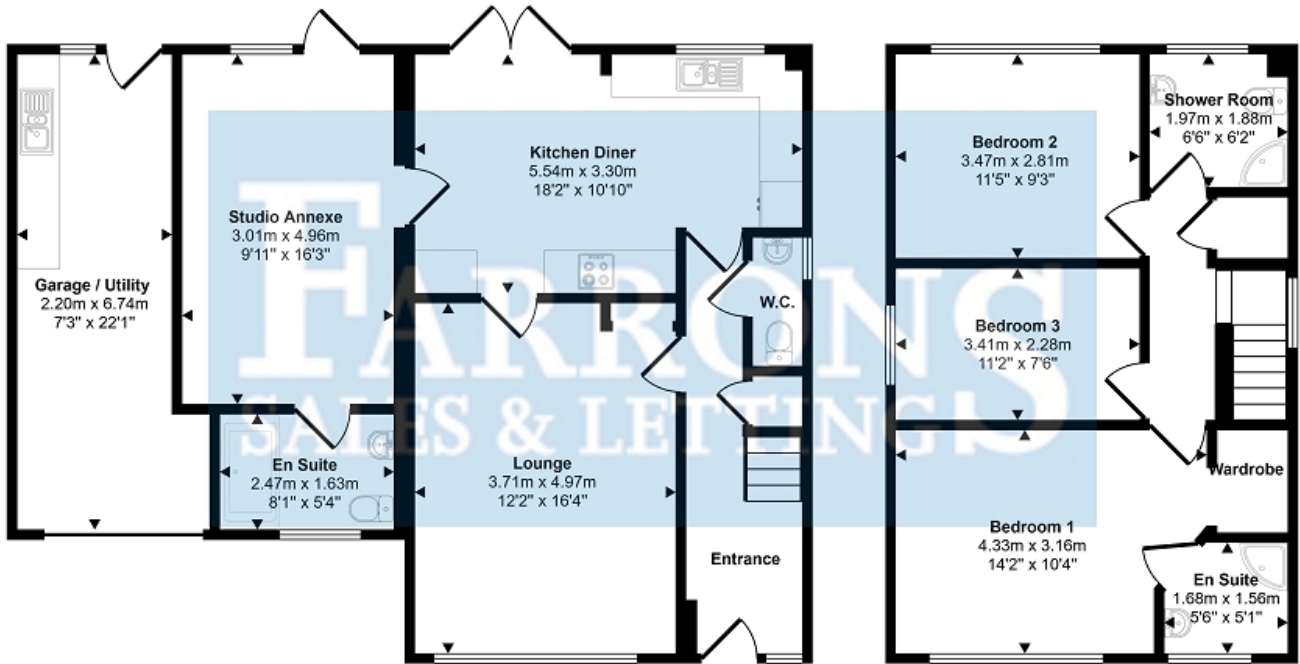
There is a burglar alarm system installed, exterior lights to the front/rear and three wired-in smoke alarms.

Awaiting further comment from vendor.



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Approx Gross Internal Area
133 sq m / 1428 sq ft



Ground Floor
Approx 85 sq m / 920 sq ft

First Floor
Approx 47 sq m / 509 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
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	90	
(69-80) C		
(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