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# NIPPORS WAY, WINSCOMBE, NORTH SOMERSET, BS25 1HF





## £575,000 FREEHOLD

Outstanding four bedroom detached Victorian residence, situated in a highly convenient location in the heart of the village, within walking distance of local schools, amenities and access to the Strawberry Line moments from the doorstep! The property has an abundance of notable features, including three spacious reception rooms, an en suite to the master bedroom, a large cellar and a converted loft room. Call now to arrange a viewing!





**Location**

Situated on Nippors Way, which is a very short walking distance of the village and the Strawberry Line, within the popular Mendip village of Winscombe. The area has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Doctors, Dentist and Veterinary Surgery's, Take Away's and a Chemist. The village also has a Primary School, Bowling Club and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful 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 Secondary School with Sixth Form Centre. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

**Entrance Hall**

Radiator. Carpeted stairs to first floor. Wood flooring. Under-stairs cupboard. Doors to rooms and door to the cellar.

**Dining Room (12' 10" x 11' 09") or (3.91m x 3.58m)**

Windows to the front elevation. Wood flooring. Radiator. Decorative fireplace (not in use)

**Living Room (13' 06" x 12' 07") or (4.11m x 3.84m)**

Sash windows to front. Carpeted flooring. Two radiators. Brick built open fireplace.

**Rear Hallway**

Tiled flooring with a glazed door to the Driveway and rear garden.

**Snug (12' 0" x 8' 08") or (3.66m x 2.64m)**

A comfortable third reception room with laminate flooring, a radiator and a sash window to the rear elevation. There is currently a climbing wall installed which can be removed prior to completion should the eventual purchaser wish. Door to:

**Study (12' 04" x 5' 0") or (3.76m x 1.52m)**

Window to side. Laminate flooring. Radiator.

**Kitchen / Breakfast Room (15' 05" x 10' 01") or (4.70m x 3.07m)**

Extensive fitted kitchen with sash window to side, built-in fridge / freezer, Beilling oven with seven ring gas hob, tiled flooring, space for further appliances. Doors to:

**Pantry**

Window to rear. Shelving. Tiled flooring.

**Uility Room**

Window to rear. Tiled flooring. Space and plumbing for a washing machine. Gas combi boiler.



**Landing**

Sash window to front. Two radiators. Carpeted flooring. Doors to all rooms and to the stairs to the converted loft room.

**Bathroom (12' 03" x 7' 09") or (3.73m x 2.36m)**

Sash window to rear. Spacious family bathroom with bath, pedestal wash basin, WC and separate large corner shower. Radiator. Heated towel radiator. Vinyl flooring.

**Bedroom 1 (12' 02" x 10' 02") or (3.71m x 3.10m)**

Sash window to side. Period feature fireplace. Radiator. Carpeted flooring. Door to:

**En Suite**

Window to rear. Heated towel radiator. WC. Pedestal wash basin. Bath. Carpeted flooring.

**Bedroom 2 (12' 03" x 10' 08") or (3.73m x 3.25m)**

Sash windows to front. Carpeted flooring. Radiator.

**Bedroom 3 (13' 04" x 12' 09") or (4.06m x 3.89m)**

Sash windows to front. Carpeted flooring. Radiator.

**Bedroom 4 (9' 07" x 6' 09") or (2.92m x 2.06m)**

Sash window to side. Carpeted flooring. Radiator.







**Bathroom (12' 03" x 7' 09") or (3.73m x 2.36m)**
Sash window to rear. Spacious family bathroom with bath, pedestal wash basin, WC and separate large corner shower. Radiator. Heated towel radiator. Vinyl flooring.

**Bedroom 1 (12' 02" x 10' 02") or (3.71m x 3.10m)**
Sash window to side. Period feature fireplace. Radiator. Carpeted flooring. Door to:

**En Suite**
Window to rear. Heated towel radiator. WC. Pedestal wash basin. Bath. Carpeted flooring.

**Bedroom 2 (12' 03" x 10' 08") or (3.73m x 3.25m)**
Sash windows to front. Carpeted flooring. Radiator.

**Bedroom 3 (13' 04" x 12' 09") or (4.06m x 3.89m)**
Sash windows to front. Carpeted flooring. Radiator.

**Bedroom 4 (9' 07" x 6' 09") or (2.92m x 2.06m)**
Sash window to side. Carpeted flooring. Radiator.

**Loft Room (15' 0" x 12' 02") or (4.57m x 3.71m)**
A useful converted space, with carpeted flooring, power, light and a window to side.







**Cellar**

Door accessible from steps leading down from the garden on the left-hand side elevation of the property. Four painted cellar rooms with power and light, a stairwell to the door giving access to the entrance hall. Original coal chute.

Measurements:

Cellar 1 - 11’6 x 12’2
Cellar 2 - 12’2 x 8’11
Cellar 3 - 8’10 x 5’7
Cellar 4 - 8’11 x 5’9

**Driveway**

The driveway to the rear is suitable for two vehicles.

**Gardens**

The gardens wrap around the front, side and rear of the property and are predominantly laid to lawn, with a summer house to the front, two sheds on the left-hand side elevation, as well as a lovely seating area under established trees to the rear, next to the impressive timber-built studio.



**Studio (13' 11" x 8' 07") or (4.24m x 2.62m)**

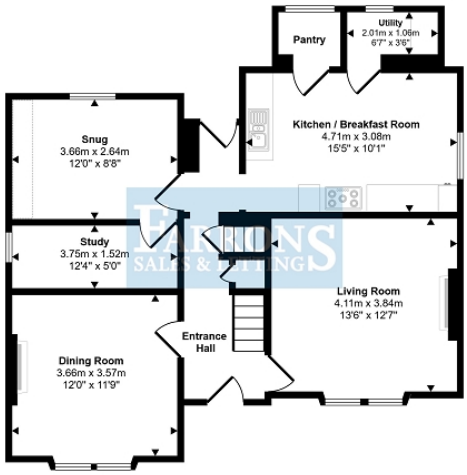
Excellent insulated timber-built studio with double glazed French doors and windows, power and light.

**Material Information**

Council Tax Band E
Freehold
Detached House
Stone Built
Electricity, gas, water and sewage - all mains connected
Heating - gas central heating
Fibre broadband
Any known building safety concerns - no
Are there any restrictions, covenants, rights or easements - yes dating back to a conveyance in 1921. Details TBC
Has the property been flooded in the last 5 years - no
Is there any planning applications / permissions locally that will affect the property - no
Is the property in a coalfield / mining area - no



# Passionate about Property

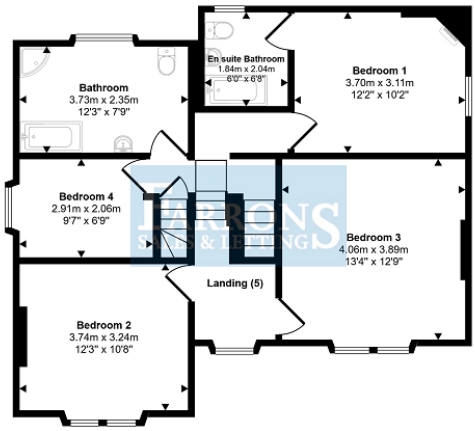



Ground Floor

**Approx 78 sq m / 838 sq ft**

Denotes head height below 1.5m

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.

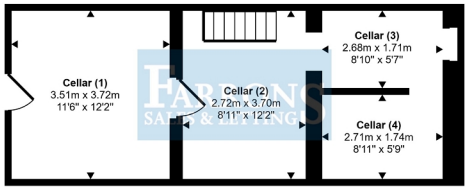



First Floor

**Approx 75 sq m / 808 sq ft**

Denotes head height below 1.5m

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Lower Ground Floor

**Approx 37 sq m / 397 sq ft**

Denotes head height below 1.5m

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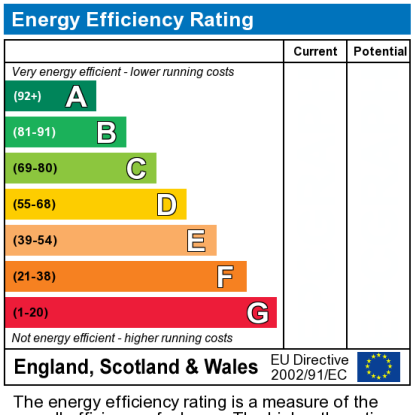



Studio

**Approx 11 sq m / 119 sq ft**

Denotes head height below 1.5m

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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