



The Cottage, Bristol Road, Winscombe, BS25 1PB

£650,000 Freehold

COOPER
AND
TANNER



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 5  3  2 EPC TBC

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Description

Believed to be built in the 18th Century, this five-bedroom, detached cottage is bursting with character. With its modern interior and stylish décor, this family home carries lots of original features and offers spacious accommodation throughout. Over the years, the property has been updated and improved whilst keeping the character and maintaining features. Although set close to the A38, internally the house is surprisingly quiet so a viewing is highly advised.

Entering the property through the front door, you are welcomed into a wide hallway. To the right of the hall, there is a stylish living room with a deep bay window and wood burner. A glass door leads out to the garden. To the left of the hallway, there is a second living room and is what the current vendors call the drawing room. It also has a deep bay window and integrated wood burner. Towards the rear, the cottage opens out to a light and airy, kitchen with adjoining dining room. Fitted in 2019, the kitchen is modern but is in keeping with the character. There is ample wall and base units, a central island with breakfast bar, integrated master range gas cooker, inset sink with drainer and has space and plumbing for white appliances. Off the kitchen, there is a dual aspect dining area which is an ideal space for entertaining. Separate to the kitchen, there is a utility which is fitted with cupboards, plumbing and space for white appliances. The lean-to conservatory leads through to the workshop where the wall mounted, gas boiler can be found. Downstairs also benefits from a handy

cloak room, with contemporary tiled flooring, fitted with a low-level W/C and pedestal basin and a side lobby which currently has space for coats, shoes and there is a door leading to the garden.

The wide staircase leads up to the grand, galleried landing with high ceilings and wooden balustrades. It is a bright space and allows access into the five double bedrooms and bathroom. Three of the double, front aspect bedrooms are situated up a small step. The largest, master bedroom has dual aspect windows, a feature fireplace and natural wood flooring. One of the other double bedrooms, which could also be used as the master, has a feature fireplace and natural wood flooring. It benefits from a walk-in dressing room with an en-suite shower room fitted with a shower cubicle, pedestal basin and low-level W/C. The third double room with wood flooring has a beautiful bay window and benefits from built in wardrobes. There are two further double bedrooms, level with the landing. The fourth room is a dual aspect room and also has natural wood flooring and the fifth bedroom is carpeted and looks out the rear. The family bathroom is modern and fitted with a shower cubicle, panelled bath, pedestal basin and low-level W/C. It fitted with contemporary tiled flooring.

The cottage has lots of History! It was originally part of the nearby, highly regarded Sidcot School and was used as girl's dormitory for the school.









Outside

Approaching the property on a private drive, there is parking available for two vehicles. There is a space to store logs. The garden is situated at the side of the property and accessed via a wooden gate. It is mainly laid to lawn and has a small area laid with patio slabs, ideal for a seating area. It is planted with a variety of shrubs and trees and fully enclosed with stone walling and fencing. A second side gate leads through to the garden workshop which has been converted into a home bar. It has electricity and space for storage. There is another, small courtyard garden, which currently has a seating area and allows access into the garden store.

Directions

Travelling south on the A38 from Churchill traffic lights, proceed through Sidcot and on past the school to the traffic lights. Turn immediately left into Fountain Lane. We suggest you park here and walk immediately left into the private road. Follow the road around and you will come to the front door of 'The Cottage'.

Location

Winscombe is set just off the A38, south west of Bristol. The village offers an excellent range of facilities and shops including post office, library, doctors, dentists, opticians, vet, chemist, small supermarket, newsagents, hairdressers, butchers, two charity shops, florists, bakery, pub, Church, etc... There is a primary school in the village and Churchill Community School, with public sports centre adjacent, is about three miles distance. There are independent schools in the area, including Sidcot School, Wells Cathedral School and Millfield, plus a selection in Bristol. There is a nursery school in the village. Sports facilities in the village include tennis, bowls, cricket, rugby, football and a small gym. In the general area there are lakes for fishing and sailing, golf courses, other sports centres, riding stables, dry skiing in Churchill and many walks in the surrounding countryside, including direct access to footpaths from the village. Buses run to Weston-Super-Mare, Bristol, Cheddar and Wells, calling in at villages on the way.



Local Information Winscombe

Local Council: North Somerset District Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains gas, mains electricity, mains drainage, mains water and water meter.

Tenure: Freehold



Motorway Links

- Junction 21
- Junction 22



Train Links

- Yatton
- Worle



Nearest Schools

- Winscombe Primary School
- Churchill Academy
- Sidcot School

CHEDDAR OFFICE

Telephone 01934 740055

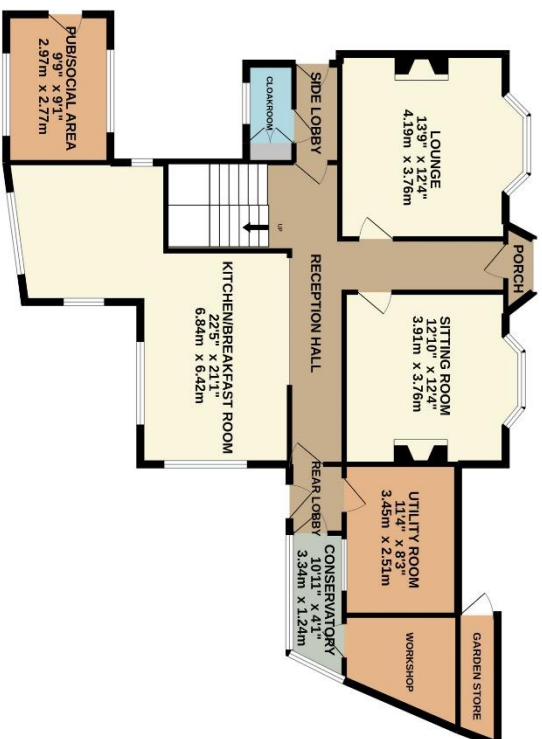
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GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA: 2283 sq.ft. (212.1 sq.m.) approx.

While 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 condition or operation is given. Made with Metropix ©2022

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