

DINGHURST COTTAGE, SKINNERS LANE, CHURCHILL, BS25 5PW

Beautifully presented character cottage, sitting in generous gardens

Rural location, yet close to road links

Accommodation of approximately 1,752 sq ft (excluding garage)

Convenient for both primary and secondary schooling

Dining hall/sitting room with stone fireplace housing woodburner

Study/playroom

Further sitting room overlooking rear garden

Farmhouse style kitchen/breakfast room

Utility room and downstairs cloakroom

Four bedrooms with 'Jack and Jill' ensuite serving 2 bedrooms

Family bathroom

Large garage/workshop

Gorgeous private rear garden

The original part of this lovely detached cottage is believed to date back to early Victorian times and there have been sympathetic later additions to the property which is now a spacious family home. The property has a generous rear garden to enjoy and has easy access to road links to Bristol and Bath.

The front door leads into the porch/boot room, then continuing on you enter into the stunning dining hall/sitting room with its stone fireplace which houses a woodburning stove, there is lovely engineered Canadian Maple flooring to this room.

A door leads through to the study (or playroom), with a corner chimney breast and also with wood flooring. Access to the garage/workshop is from this room and there is a useful space above the garage – this area could be incorporated into the property to form additional living space if desired.

A rear lobby gives access to a spacious utility room and downstairs cloakroom

The country style kitchen/breakfast room is a really relaxing room with a lovely feel, perfect for informal dining. There is a built in dishwasher and microwave, a Rangemaster 110 cooker is included and there is space for a large fridge/freezer.

A further sitting room lies to the rear of the cottage with French doors out on to the garden and an open fire.

To the first floor there are four generous bedrooms, with 2 of them sharing a 'Jack and Jill' bathroom, plus an additional family bathroom.





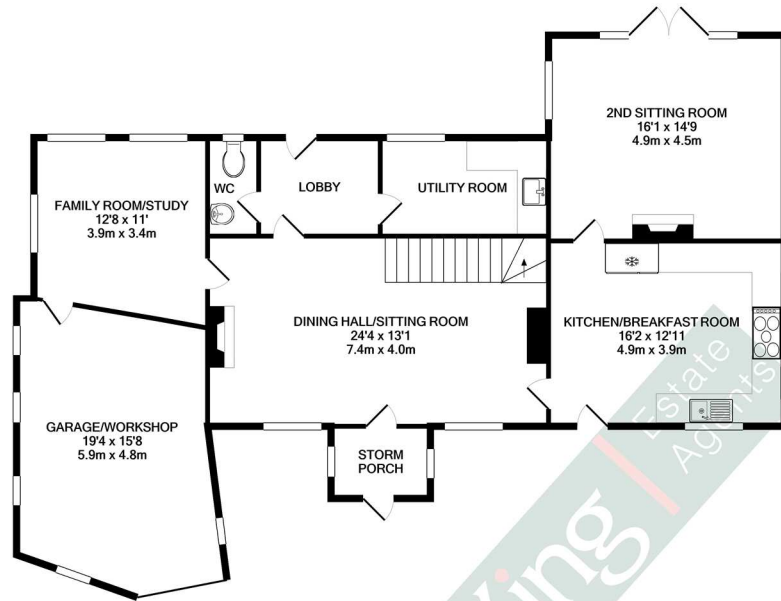
The gardens are truly delightful, with the overall plot measuring approximately 0.2 acres. To the front a stone wall bounds the garden, where there is a productive herb garden. There is a driveway to the right hand side providing off street parking and a large garage to the left hand side. The rear garden has a seating area next to the house, then steps to an expansive lawn. At the rear of the garden is a productive vegetable garden with greenhouse and sheds.

Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

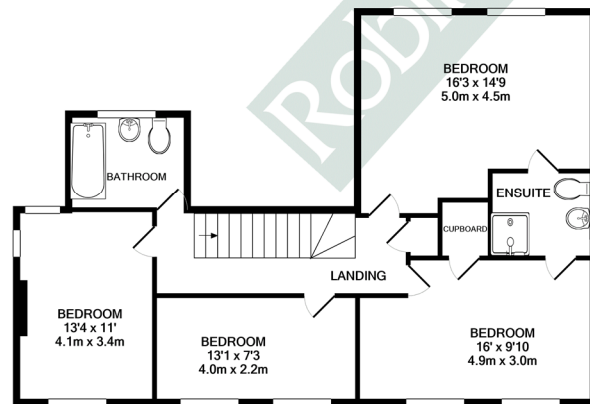
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1752 SQ.FT. (162.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DIRECTIONS – from Robin King’s office in Congresbury, turn right on to the B3133, continue out of the village, over the mini roundabout and turn right on to the A38. At the next set of traffic lights turn right on to the A368, then turn left at the Nelson Arms and the property will be found immediately to the left hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1,800.86 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Dinghurst Cottage, Skinners Lane, Churchill, WINSCOMBE, BS25 5PW
 Dwelling type: Detached house Reference number: 2556-6079-7289-6421-4920
 Date of assessment: 25 January 2019 Type of assessment: RdSAT, existing dwelling
 Date of certificate: 28 January 2019 Total floor area: 174 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

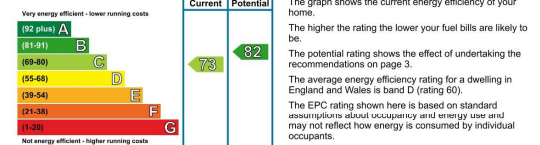
Estimated energy costs of dwelling for 3 years:	£ 3,099
Over 3 years you could save	£ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 288 over 3 years	
Heating	£ 2,412 over 3 years	£ 2,094 over 3 years	
Hot Water	£ 399 over 3 years	£ 249 over 3 years	
Totals	£ 3,099	£ 2,631	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 330
2 Solar water heating	£4,000 - £6,000	£ 138
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 987

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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