



  
UNITED KINGDOM  
PROPERTY  
AWARDS  
REAL ESTATE  
in association with  
**GAGGENAU**  
★★★★★  
BEST REAL ESTATE  
AGENCY SOMERSET  
Robin King Estate Agents  
2014-2015

*Gold*  
**The Negotiator**  
**AWARDS 2014**  
Regional Agency  
of the Year: South West

**Robin King** | Estate Agents



# 1 Pitchbury Barn, Church Lane, Chruchill BS25 5QN

**Modern tastefully presented barn conversion in village location**

**3 double bedrooms one with ensuite**

**Churchill School catchment**

**Off road parking**

**West facing garden with views to the local church**

**Large open plan lounge.dining kitchen area**

**Contemporary finish throughout**

**Comuter links nearby, Yatton train station and mortorway links.**

A well presented modern and contemporary 3 double bedroom barn conversion situated in a village location. Beautiful far reaching views from the open plan lounge/kitchen area can be enjoyed in this home.

On entering the property you will find the main bathroom and two of the three bedrooms plus large storage cupboard. Heading to the heart of the property there is a lovely stylish open plan living/kitchen/dining area with views to the countryside and church. The kitchen is complete with induction hob, double oven, washing machine, dishwasher, fridge freezer and wine cooler. The backgarden is accessed through bi folding doors making this room a great entertaing space.

The principle bedroom is situated off the lounge and is completed by a stylish ensuite with large shower.

The garden is grassed at present but a great space for someone really to make their own. Plenty of parking completes the outside space.





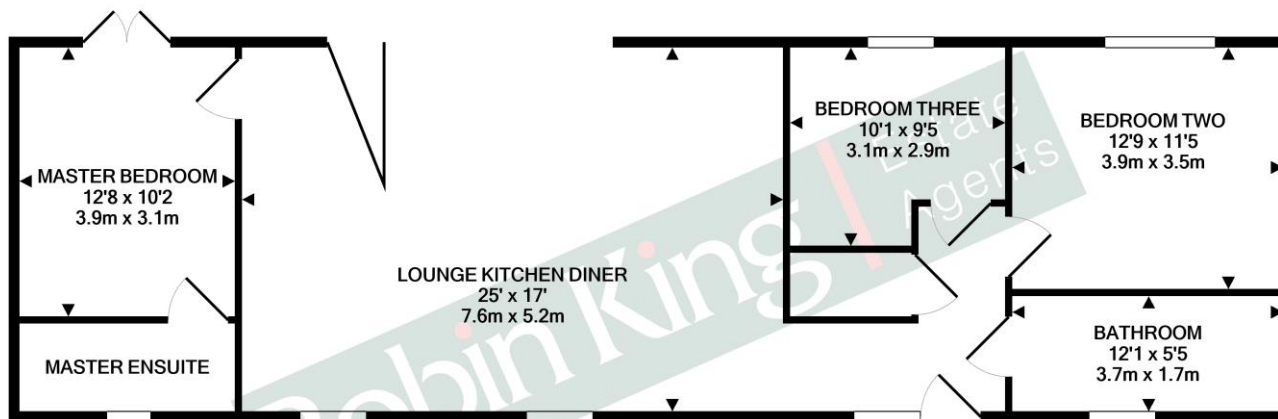
Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and 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





TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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  
Made with Metropix ©2020

**DIRECTIONS** – From the Robin King office turn right heading out of Congresbury onto the High Street B3133 turn right into Brinsea Batch and continue for approx. ½ mile and you will find the property on the right hand side.

**SERVICES** – Mains Gas, Electric and private drainage

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

### Energy Performance Certificate

HM Government

**1 Pitchbury Barn, Church Lane, Churchill, WINSCOMBE, BS25 5QW**

Dwelling type: Detached bungalow      Reference number: 8101-7433-6040-4625-7992  
 Date of assessment: 15 July 2019      Type of assessment: SAP, new dwelling  
 Date of certificate: 03 September 2019      Total floor area: 98 m<sup>2</sup>

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:	£ 1,557
Over 3 years you could save	£ 144

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 1,071 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 309 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 1,557</b>	<b>£ 1,413</b>	<b>You could save £ 144 over 3 years</b>

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

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	79	90
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 144
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**