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Churchill Green Farm, Churchill, BS25 5QH

Substantial stunning 5 bedroom farmhouse in semi-rural setting but within easy reach of village amenities

Period features throughout including sash windows, stone fireplaces, panelled doors, dado and picture rails

Sitting room with feature fireplace and log burner

Dining room with inglenook fireplace and half open to kitchen\breakfast room

Kitchen\breakfast room with Aga, utility\boot room and downstairs cloakroom

Study\playroom

5 Bedrooms, 2 are ensuite and a family bathroom

Garage block with rooms above

Glorious gardens with option to purchase further paddock adjoining

Additional land and equestrian facilities available by separate negotiation

Churchill Green Farm is the quintessential Somerset farmhouse, set in beautiful extensive gardens in this semi-rural setting but within easy reach of the village of Churchill. This Grade II listed 5 bedroom farmhouse has a stone built garage block offering ancillary accommodation making this the perfect home bursting with character.

Through the pretty stone archway to the front of the house, you enter via the garden room with the tiled floor and half brick walls with glazing over, a lovely spot to enjoy the sun. Off the hallway with understairs cupboard is the sumptuous sitting room. The feature fireplace with logburner together with the picture and dado rails mean the room is full of character and charm. The sash window has working shutters and overlooks the garden. The elegant dining room has impressive walk-in inglenook fireplace, picture rail and sash window with shutters overlooking the garden and also has useful cupboard and shelving with cupboard under.

Half open from the dining room, the kitchen\breakfast room with original meat hooks exudes a sociable flow. There are a range of painted wooden floor and wall units, Belfast sink and terracotta tile floor. As you would hope, there is a four oven Aga, space for cooker, dishwasher and American style fridge\freezer. The dual aspect windows flood the area with light, together with the dining room, the real heart of the home.

The study is perfect for those working from home with a window to the side and built in shelving. Off the rear lobby with terracotta tiled floor is the utility\boot room with Belfast sink and wooden cupboards, plumbing for washing machine, space for tumble dryer and inglenook fireplace with original bread oven and cupboard. Also off the lobby is the cloakroom with W.C. basin and a cupboard housing the boiler.

The graceful Georgian staircase leads to the first floor. Off here are three bedrooms. The principle bedroom enjoys delightful views over the garden and has a cupboard, fitted wardrobes and a small inner lobby with fitted cupboard leads to the luxurious ensuite which is part tiled with corner bath and shower, toilet and bidet and his and hers sinks. There is a further bedroom with ensuite shower room and another that overlooks the front garden and has a sink in a vanity unit. The family bathroom is fully tiled with tiled floor, feature radiator, bath with shower over, W.C.

The beautiful staircase rises on to the second floor and a door leads to a small hallway and off here are two further large bedrooms. The bedrooms each have eaves storage and sinks in vanity units and far reaching views. One has a fitted cupboard.





Outside, wooden gates lead into the courtyard driveway where there is parking for several cars and the detached stone built 2 storey garage block with two vehicle doors to the front. This really is a very flexible space with many uses. A pedestrian door to the side leads into a small lobby and then into a kitchenette with sink unit and cupboards, off the lobby is a shower room with basin and W.C. A door leads into the garage where there is a further door to the garden and window. Upstairs there are two large rooms with eaves storage.

Enter the enclosed rear garden through the rose covered pergola and there is a large paved area on which to sit and enjoy views to the Mendip Hills. Beyond there is a large lawn area with mature trees, shrubs and flower borders. The walled courtyard to the front is accessed through a stone archway with paved and shingle areas, shrub borders and a working well.



Important Notice:

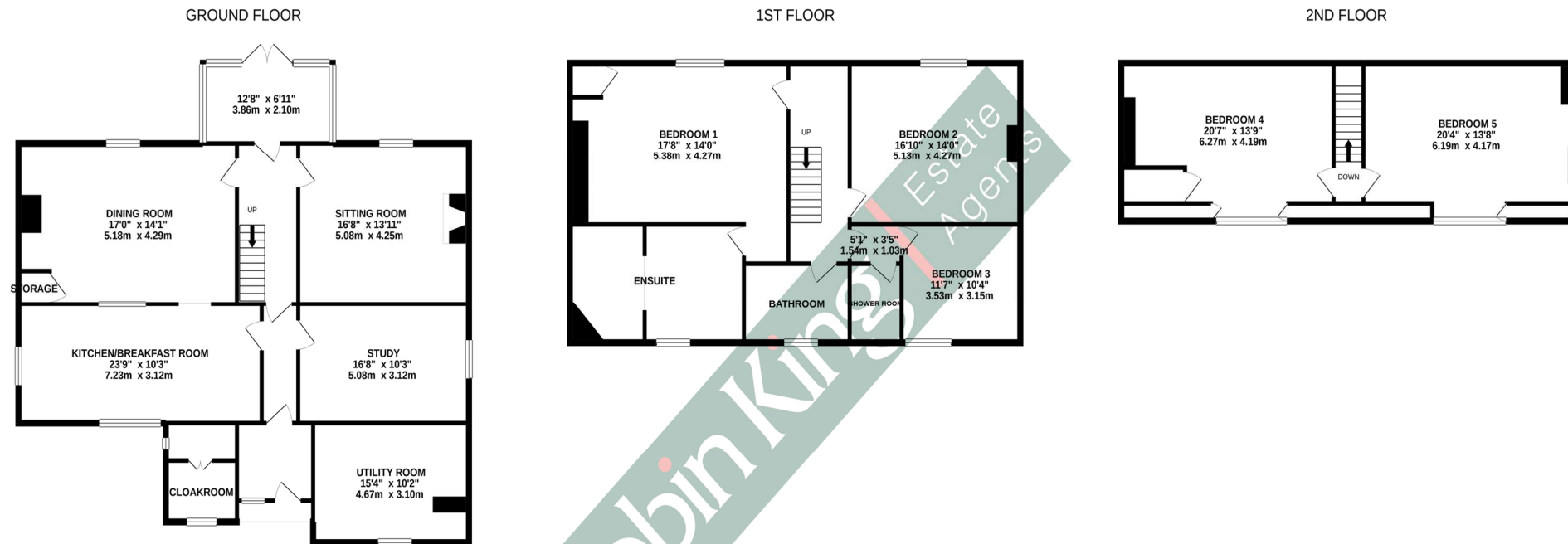
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DIRECTIONS – From Robin King’s office turn right heading out of Congresbury onto the High Street B3133, turn right into Brinsea Batch and continue past the school and at the T-junction turn right and proceed for about half a mile, the property will be found on the left hand side.

SERVICES – Mains drainage, Oil fired central heating.

LOCAL AUTHORITY – North Somerset District Council – Band F £2,601.24 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING – N/A



Whilst 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 operability or efficiency can be given.
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