



GREENHILL FARM, GREENHILL LANE, SANDFORD, WINSCOMBE, BS25 5PE

Charming detached country cottage, tucked away, but easily accessible to transport links

Set in generous gardens, and with paddocks of approximately 4 acres, ideal for equestrian interests

Glorious views to front and rear

Sitting/dining room with open fire

Spacious kitchen/breakfast room

Generous utility room

Downstairs shower room

Three double bedrooms with far reaching views

Family shower room

Double garage and ample parking

Range of outbuildings including stable block and timber sheds and workshop

Stunning gardens, beautifully tended and full of colour

‘Outstanding’ primary and secondary schooling

Greenhill Farm is a handsome period farmhouse property tucked away on a country lane, yet with easy access to road links to Bristol and Bath. Its rural location makes you feel that you are tucked away from the hustle and bustle of life, but accessibility is on your doorstep. Sandford is a thriving village with the renowned Railway Inn, owned by Thatchers, within walking distance. Primary schooling is also available within walking distance.

The front door leads into the entrance porch then through to the sitting/dining room, where there is an open fire and a pleasant outlook on to the front garden.

Continue through to the kitchen/breakfast room, fitted with a good range of units and with a glorious outlook over fields. There is plumbing for a dishwasher and space for cooker and fridge/freezer. A side lobby gives useful access through to the front garden. A very spacious utility room has plumbing for a washing machine and has a good range of units providing extra storage.

The downstairs shower room has a shower cubicle, W.C. and wash hand basin plus boiler cupboard and loft access.

Stairs from the hall lead to the first floor landing, off which are 3 double bedrooms all with countryside views.

The family shower room (previously housing a bath) has a long walk-in shower, wash hand basin and bidet and adjacent is a separate W.C.





Gated access to a driveway which provides parking for several vehicles and leading to a double garage. The gardens are truly delightful, wrapping around the property on 3 sides. The front garden is mainly lawned, with a feature pond and well, all edged by flower and shrub beds. There are mature trees, including a Magnolia. The side garden leads around to the rear, which is also a generous lawned garden and there is also a separate gate which gives an independent access into the paddocks. There is a range of outbuildings including a purpose built stable block comprising 2 stables and a tack room plus a separate workshop and hay barn. There are substantial timber sheds and field shelters. The paddocks are divided into 2, each measuring approximately 2 acres, there is a water supply which serves both paddocks.

The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.



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

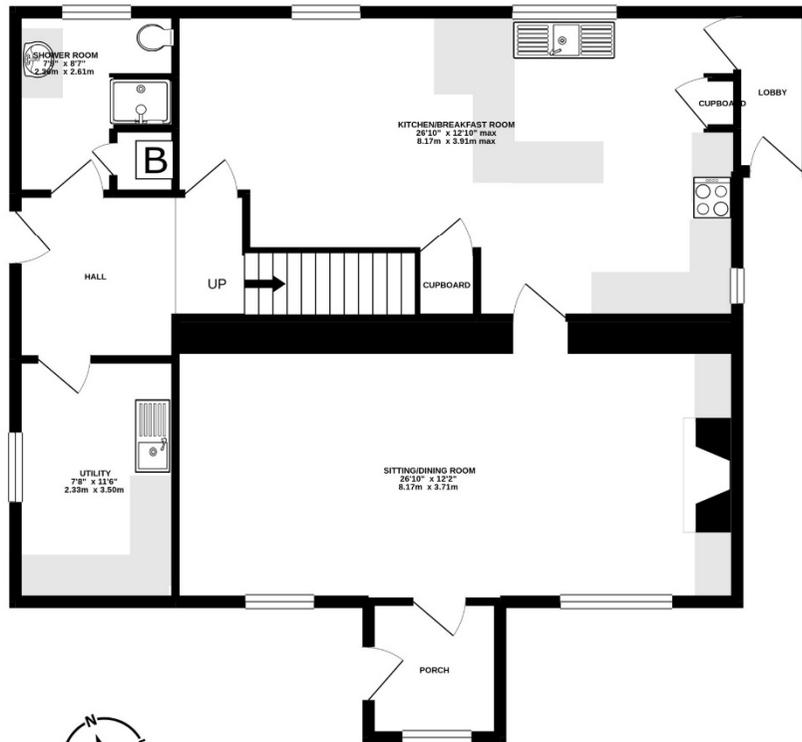
DIRECTIONS – on leaving Robin King’s office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right then right again on to the A38, then turn right at the traffic lights towards Sandford. As you approach the village, Greenhill Lane is a turning on the right and the property will be found on the right hand side towards the end.

SERVICES – Mains gas, septic tank drainage

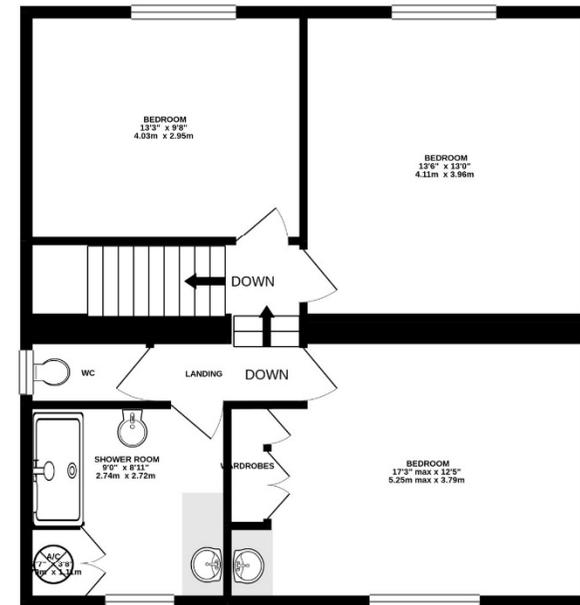
LOCAL AUTHORITY – North Somerset District Council – Band F £2,737.20 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - D

GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.

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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