



Beech Barn

Dinghurst Road, Churchill, Winscombe, North Somerset, BS25 5SE

Robin King Estate Agents

BEECH BARN, DINGHURST ROAD, CHURCHILL, WINSCOMBE, BS25 5SE

2/3 double bedroom detached single storey stone barn conversion with charming enclosed gardens in a private location in a popular Somerset village in a conservation area

- Approx 1,422 sq ft single storey accommodation
- Superb kitchen/dining/sitting room with fireplace and wood burning stove
- 2 en-suite bedrooms plus bedroom 3/reception room 2
- Beautifully planted garden with large potting shed

Beech Barn is a very comfortable family home providing well planned, flexible single storey accommodation to suit a variety of needs. The house has been designed and decorated with great care and attention to detail, creating a stylish, contemporary home in a wonderful setting.

The spacious dual aspect kitchen/dining/sitting room is a highlight of the home, with one side almost fully glazed with huge sliding doors opening onto the garden. With wooden floorboards and a wood burner set in a York stone fireplace this room provides a comfortable and welcoming family room for dining and entertaining.

The open plan kitchen to one end features deep granite work surfaces, a butlers sink and full height wooden cupboards inset with an integrated 1½ width Miele fan oven. The large island unit provides generous additional storage and incorporates a Miele induction hob and there is an additional breakfast bar/seating area.





Off the kitchen is a large utility/storage room with plumbing for a washing machine and ample shelving, plus loft access.

Beyond is the principal bedroom suite, with a contemporary vertical radiator, large integrated wardrobes and a stylish ensuite bathroom with steel bath and contemporary Roca fittings.

The second double bedroom is equally stylish, and spacious, with a cool grey metropolitan en suite shower room. Further along the hallway is a cloakroom, and beyond is a sitting room/double bedroom 3 with direct access to the garden.

Outside – Situated in a semi-rural position, the gardens at Beech Barn are truly wonderful, combining a predominantly Mediterranean feel with a lush, private cottage style garden to one end with established borders, an attractive mulberry tree in the centre of the lawn and a large heated potting shed with water supply. A sheltered seating area provides a lovely place for quiet contemplation and to enjoy the surroundings.

The main garden has been carefully designed with block paved paths, raised beds and a planted low wall feature, all of which combine to give different areas of interest and character. Richly planted with an interesting range of architectural and border plants, there is also a large dining terrace area, ideal for entertaining. The garden is wheelchair-friendly, with wide, level paved paths and a gentle incline to the front door. A garden gate leads to the shared gravelled parking area.

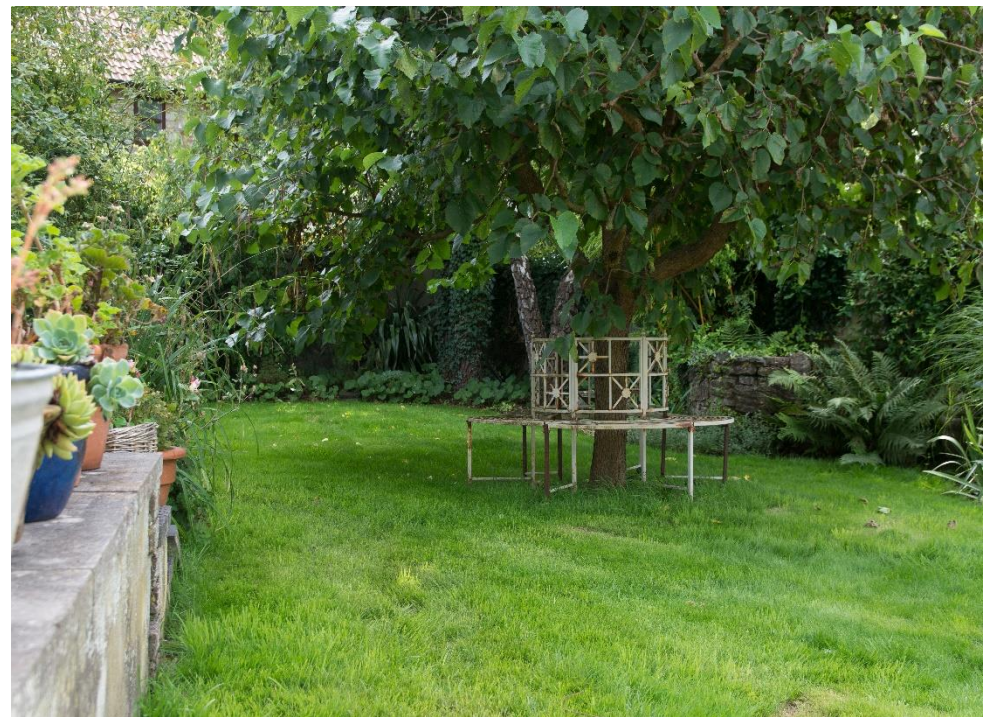
Agent's Note – exterior photos date from summer 2017.





Location - Churchill village offers local shopping and social facilities including a 24-hour petrol station and mini-market along with a large, modern medical practice, a village shop with post office and various pubs. Both primary and senior schooling is available within approx. 1 mile of Beech Barn, including the “outstanding” Churchill Academy and Sixth Form. The nearby villages of Congresbury and Winscombe have a more comprehensive range of shops and facilities and further shopping is available within 11 miles at Weston super Mare. M5 Junction 21 (St George’s) is within 9 miles for access to the west country and Bristol, some 14 miles distant. Bristol International airport is within 7 miles and mainline railway services to London Paddington (travel times from 114 minutes) are available at the village of Yatton (approx 5.5 miles). The countryside around offers many activities including wonderful walking, riding, sailing, fishing and golf and nearby is Mendip Activity Centre for outdoor pursuits including a dry ski slope.





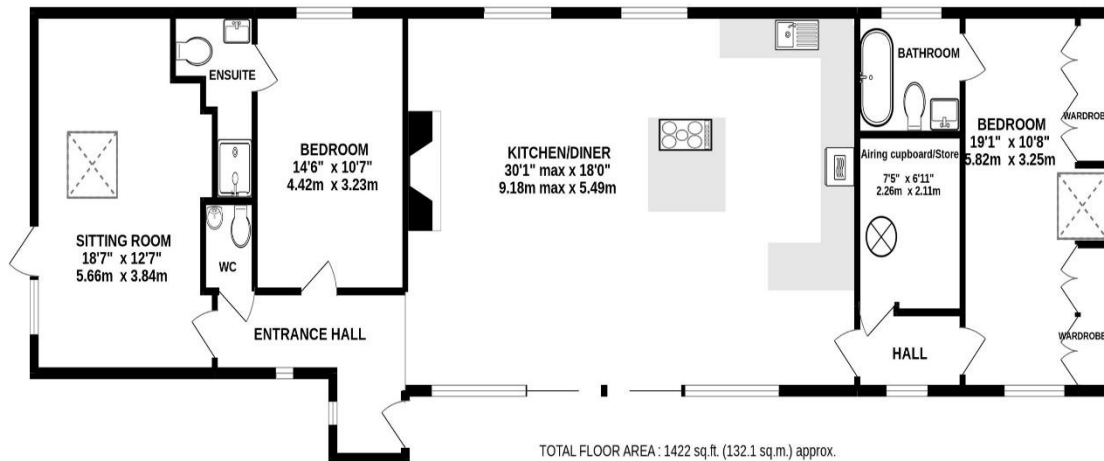


DIRECTIONS – From Robin King’s office take the High Street B3133 and after approx. 1 mile take the right turn onto Brinsea Batch. This becomes King Road then Church Lane. At the end, by Churchill Academy, turn left onto Front Street, continue to the end and bear left onto Dinghurst Road. The driveway approach to Beech Barn is on the left hand side, almost diagonally opposite the turning for Skinners Lane and the Nelson Arms pub. Follow the driveway to the end, to the shared gravelled parking area directly ahead. The gated entrance to Beech Barn is ahead the left. **SERVICES** – Mains water, drainage, electricity, oil fired central heating. No mains gas.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND – G – but is being reassessed

GROUND FLOOR
1422 sq.ft. (132.1 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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