



Coombe Valley
Eastwell Lane, Winscombe, Bristol, BS25 1DA

Robin King | Estate Agents

COOMBE VALLEY, EASTWELL LANE, WINSCOMBE, BRISTOL, BS25 1DA

Detached 4 bedroom bungalow with various outbuildings including stables set in approx. 9.3 acres glorious gardens and paddocks in a stunning, private location with wonderful views, in a highly regarded North Somerset village convenient for access to Bristol and beyond

APPROX 2,066 SQ FT FLEXIBLE LIVING ACCOMMODATION • GENEROUS OUTBUILDINGS INCLUDING SELF CONTAINED OFFICE/STORAGE PLUS STABLES • DOUBLE GARAGE & AMPLE PARKING • APPROX 9.3 ACRES INCLUDING PADDOCKS WITH FIELD SHELTER • EASILY ACCESSIBLE BRIDLEWAYS NEARBY • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • HIGHLY REGARDED VILLAGE WITH EXCELLENT AMENITIES • BRISTOL AIRPORT 10.3 MILES/BRISTOL 18.4 MILES/M5 JCT 21 WITHIN 5.8 MILES FOR ACCESS TO BRISTOL & BEYOND/YATTON STATION 8 MILES FOR DIRECT MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS (ALL APPROX)

Tucked away in a private woodland location, Coombe Valley provides generous, well balanced living accommodation plus various outbuildings, which offer tremendous potential to create a truly stunning contemporary home to suit a variety of needs.

Approached via a long gated private driveway, there is ample parking in addition to the double garage. The house sits in a woodland clearing, surrounded by trees and fields, upon arrival one is immediately captivated by the natural setting providing a wonderful wildlife habitat.

The property is arranged with bedroom accommodation to the right and living accommodation to the left hand side of the house. All 4 bedrooms are doubles: the large principal bedroom has wonderful views and direct garden access via a patio door, along with a smart dressing room and a contemporary shower room. There is also a stylish family bathroom.





The dining room connects via glazed double doors to the kitchen, which is fitted with a good range of wooden base and wall units with an integrated Smeg double oven, ceramic hob and overhead extractor plus space for a dishwasher and large fridge/freezer. To one side of the kitchen steps lead down to the utility lobby area, which includes a w.c, a utility/boiler room and a stable door providing direct access onto the parking area.

The huge conservatory beyond the kitchen provides direct garden access via patio doors and is a wonderful light and airy space to sit and enjoy the surroundings and superb woodland views. A door opens into the spacious sitting room with a central fireplace fitted with a wood burner. A large patio door to one corner combined with a very large window overlooking the rear give a real sense of bringing the outside in.

Outside – the gardens and grounds of Coombe Valley are a highlight of the property, and provide exciting development potential. In addition to a double garage there is another large outbuilding opposite the house, currently arranged as a double garage and storage/office which, subject to necessary permissions, could be transformed into a superb self-contained annexe for a dependent relative, or a games room, or provide a rental income, or could perhaps form a suite of offices/rooms for working from home. Nearby is a stable yard with 5 stables, a tack room and a hay/wood store, and direct access into the paddocks beyond. The landscaped garden area near the house includes a wide variety of deciduous and evergreen trees, bushes and shrubs providing colour and interest throughout the year and a large pond and various garden paths all add character and interest.

The land is mainly arranged into 5 paddocks, one with a field shelter, and there are superb far-reaching views over the surrounding countryside and to the Mendip hills beyond. For equestrian pursuits, there is a bridleway immediately adjacent to the property and for energy efficiency there is a 4kW solar panel system located in a paddock near to the house.



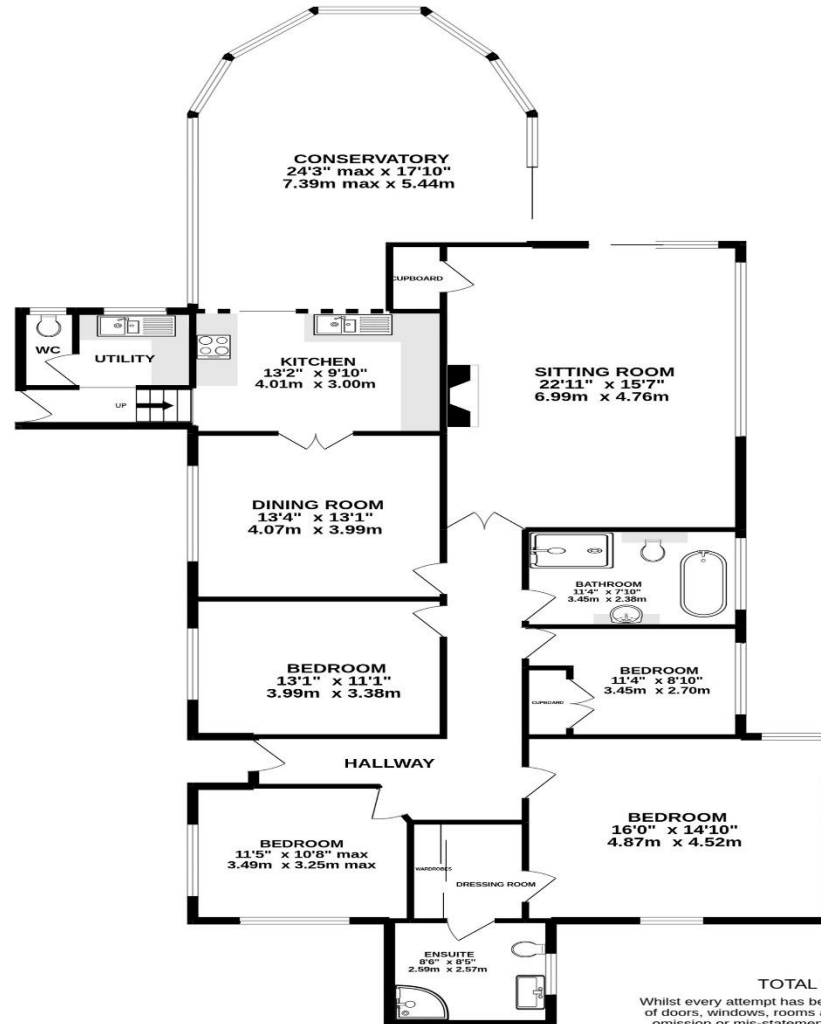


Location – Winscombe is a highly regarded village with excellent amenities including a good range of shops, takeaways, a thriving village hall and public house. There is a village primary school, and senior schooling is available at the “Outstanding” Churchill Academy and Sixth Form, with private schooling is available at nearby Sidcot or Bristol. Transport networks are good, with Bristol Airport within 10.3 miles, central Bristol 18.4 miles and access to the M5 at Junction 21 (St George’s) within 5.8 miles (all distances approximate). Mainline railway services are available within 8 miles from Yatton Station – direct services to Bristol Temple Meads from 16 minutes and Paddington from 114 minutes. Situated within the Mendip Hills, there are wonderful nearby outdoor activities and walks in addition to various bridleways immediately accessible from the property.





GROUND FLOOR
2066 sq.ft. (192.0 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (192.0 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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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 – From our office take the B3133 through Congresbury village and after approx. 1.1 mile turn right onto Brinsea Batch, which becomes King Road and then Church Lane. At the end (near Churchill Academy) turn left then first right onto Hillier’s Lane and at the end turn right onto the A368 Dinghurst Road towards Sandford. After approx. 1 mile, just before All Saints’ Church, turn left onto Hill Road and continue along towards Winscombe, as the road becomes South Croft, then Sandford Road. At the Co-Op junction turn right onto A371 Woodborough Road and continue for 0.3 miles, then turn left onto Church Road and continue for 0.6 miles towards Winscombe Hill. Continue past the triangle for Parsons Way and Church Lane and the road bears up and around slightly to the left. Eastwell Lane is on the left hand side – take the lower road on the left hand side, and then take the right fork, through a wooden 5 bar gate into the driveway, which leads to Coombe Valley.

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,393 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Private drainage, oil fired central heating, 4kW solar panel system



**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**