



The Sundial
Ladymead Lane, Churchill, Bristol, BS40 5ED

Robin King | Estate Agents

THE SUNDIAL, LADYMEAD LANE, CHURCHILL, BRISTOL, BS40 5ED

A deceptively spacious 5 bedroom detached property with a triple garage providing potential to create additional annexe accommodation, with large gardens and ample parking in a popular location convenient for access to Bristol and beyond

- **APPROX 2,033 SQ FT FLEXIBLE ACCOMMODATION INCLUDING 5 SPACIOUS BEDROOMS (3 EN SUITE)**
- **HOME AIR PURIFICATION AND VENTILATION SYSTEM PLUS SOLAR PANELS WITH 10 YEARS' FEED IN TARIFF**
- **WITHIN CATCHMENT FOR OUTSTANDING CHURCHILL ACADEMY AND SIXTH FORM**
- **YATTON STATION WITHIN 5.3 MILES FOR MAINLINE RAILWAY SERVICES TO BRISTOL AND BEYOND (LONDON PADDINGTON FROM 114 MINUTES)**
- **BRISTOL AIRPORT WITHIN 7 MILES, BRISTOL CITY CENTRE APPROX 14 MILES, M5 JCT 21 WITHIN 7 MILES**

Originally a 1930s bungalow, The Sundial has been the subject of comprehensive extension and remodelling to create a substantial family home with flexible space to suit a wide variety of needs. There is a good balance of living and bedroom accommodation, with plenty of opportunities for working from home. Additional features include solar panels with 10 years' feed in tariff of around £1000 pa and the low maintenance air purification and ventilation system installed throughout the property, ideal for those who suffer from allergies. Fans and filters in the attic and a heat exchange system draw warmed purified air through the property, keeping the temperature levels ambient throughout the year.

The downstairs accommodation is free flowing and from the front door one is immediately impressed by the width of the hallway and the sense of space. Fitted with high quality, hard wearing wood-effect Karndean flooring, the hall leads to the kitchen/breakfast room to the rear, passing en route the large utility room with sink, and the downstairs cloakroom. To the front of the property on the left is a large reception room currently used as a home office, with wonderful views through a wide bay window. The sitting room opposite also benefits from views of the garden and fields beyond, and a





contemporary multi-fuel burner with a timber lintel above gives a sense of rustic charm. Glazed pocket doors (which slide conveniently into the wall cavities to either side) lead through to the generous dining room, beyond which another set of glazed pocket doors open into the kitchen/breakfast room. The pocket doors are an excellent feature, allowing good light levels and flexible use of rooms to suit the occasion, creating larger or smaller, connected or separate spaces as required.

The dual aspect kitchen/breakfast/family room with under floor heating is very impressive, with a large central island providing a good amount of storage, along with a good selection of oak wall and base units. There is an integrated dishwasher and space for a large range cooker with an overhead extractor hood and also for a large American-style fridge freezer. Light floods in through the 2 sets of windows and there is a glazed single door plus a set of French doors leading to the rear garden. Along with a breakfast bar seating area there is space for sofas/chairs to sit and relax.

The upstairs bedroom accommodation is as impressive as the living accommodation, arranged around a galleried landing where light pours in through a remote-controlled rain-sensor Velux window. There are 5 large bedrooms, of which 3 have en-suite shower rooms and many include fitted wardrobes. There is also a contemporary family bathroom including a Novellini curved jet bath with shower screen.

Outside - The house sits in a generous plot of approx. ¼ acre, with a large garden to the front, with a terraced/gravelled seating area and ample parking. The block paved driveway to the side leads to a large detached triple garage and the generous rear garden. Mainly laid to lawn, bordered by established hedges, the rear garden incorporates a variety of mature shrubs and trees as well as 3 sheds.





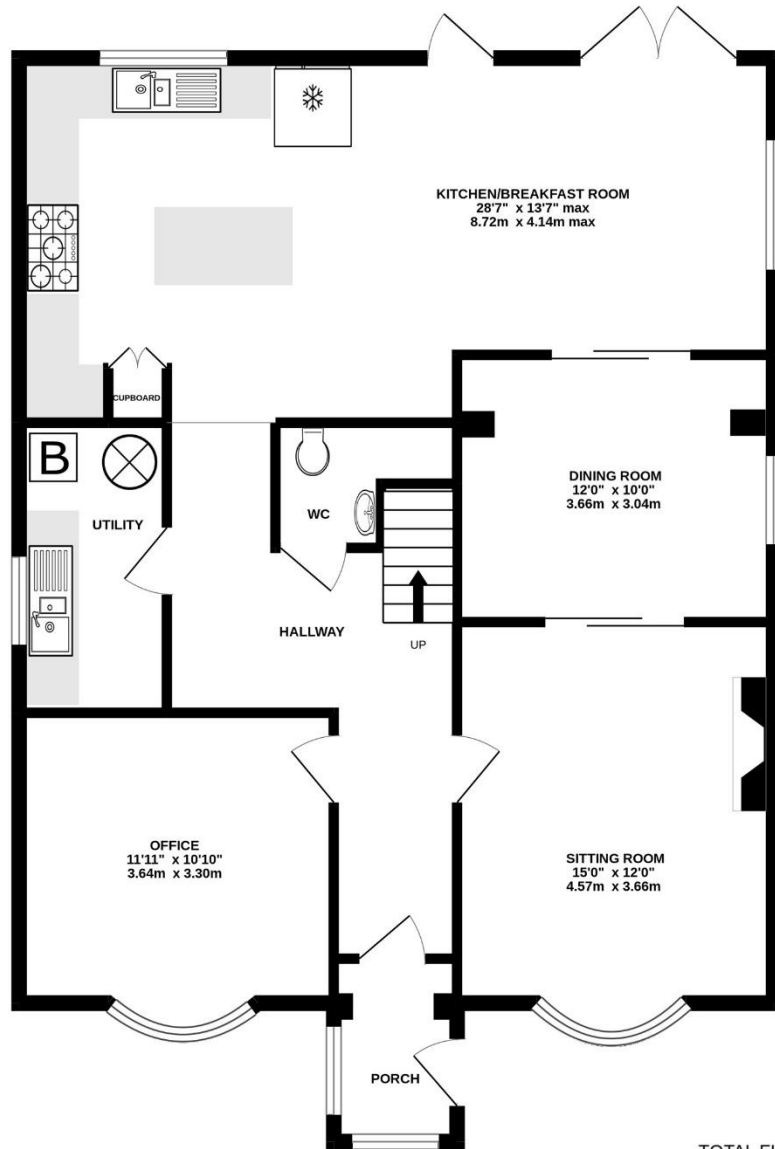
The triple garage (approx. 10m x 7m) has a number of windows to the rear and side plus a useful side door opening onto the garden. It is double skinned and insulated and incorporates steps to a boarded upper level, along with mains gas and electricity and a cloakroom. Subject to the necessary permissions it could perhaps be converted to provide generous annexe accommodation for a dependent relative, or a games room/home gym or a detached office for working from home.

Location - 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, as is the "Outstanding" Churchill Academy and Sixth Form. Bristol Airport is within 7 miles, Bristol city centre within 14 miles. Jct 21 of the M5 (St Georges) is within 7 miles and extensive shopping, business and leisure facilities are within 9 miles at Weston-super-Mare. The village of Yatton (approximately 5.3 miles away) has a mainline railway station with direct services to London Paddington from 114 minutes. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

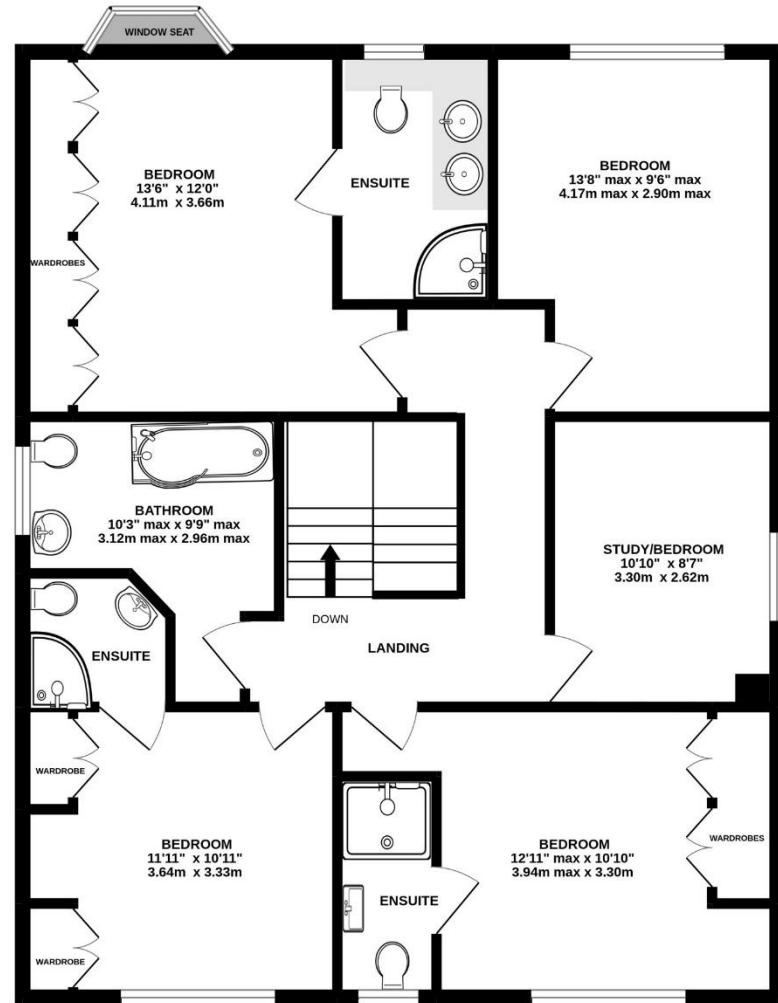




GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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DIRECTIONS – From Robin King Estate Agents turn right on to High Street B3133, passing through the village and precinct on the right. Continue on to Stock Lane and take the next right turn after Muntjac Road onto Pudding Pie Lane, continuing to the end and turning left onto Ladymead Lane. The property is approx. 0.7 miles along on the left hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1,677.54 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services are connected

EPC RATING - C



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