



Barrowfield Cottage
Front Street, Churchill, Winscombe, BS25 5NB

BARROWFIELD COTTAGE, FRONT STREET, CHURCHILL, WINSCOMBE BS25 5NB

3 bedroom detached cottage with double garage and landscaped rear garden with a paddock in a popular village location convenient for excellent schools and for access to Bristol and beyond

APPROX 2,204 SQ FT ACCOMMODATION AND GARAGING • SUPERB KITCHEN/BREAKFAST/FAMILY ROOM WITH DIRECT GARDEN ACCESS • UTILITY/BOOT ROOM • LARGE BEAMED RECEPTION ROOM WITH OPEN FIREPLACE • SPACIOUS FAMILY/SITTING ROOM TO REAR • LANDSCAPED TERRACED REAR GARDEN WITH GREENHOUSE, ESTABLISHED GRAPEVINES AND ADDITIONAL FIELD – PLOT 0.33 ACRES • CHURCHILL ACADEMY AND SIXTH FORM WITHIN 0.4 MILES • MAINLINE RAILWAY SERVICES WITHIN 4.8 MILES FROM YATTON • M5 JCT 21 APPROX 6.6 MILES • BRISTOL AIRPORT APPROX 7.2 MILES • BRISTOL CITY CENTRE APPROX

Believed to be 200 years old with later additions, Barrowfield Cottage provides well proportioned family accommodation with a double garage, landscaped rear garden and an additional field beyond, ideal for a vegetable garden, keeping chickens or perhaps a smallholding.

The flexible and spacious downstairs accommodation is entered via a tiled utility lobby/boot room. Fitted with a good range of wooden storage cupboards and room for a washing machine and a tumble dryer, there is also a downstairs cloakroom. The eye is drawn to the large beamed reception room running across the front of the property and also to the spacious kitchen/breakfast/family room to the rear, which incorporates a good range of sage green base units and drawers. Along with a deep butlers sink there is space for a free-standing breakfast bar, a large range cooker with extractor hood, a dishwasher and fridge/freezer. There is also space for a large dining table opposite the large bi-fold doors that provide wonderful light and views of the landscaped garden beyond. To one corner is a door to the rear lobby/boot room area and a back door providing access to the garden. A veranda provides a useful covered area between the rear lobby and the back door of the garage.





Glazed internal doors open from the kitchen into the large sitting room, from which another set of glazed doors open onto the large open plan reception room running across the front of the house. This includes an open fireplace with hearth to one end and a beamed ceiling. There are 2 wide windows overlooking the front, and in the middle is the (generally unused) front door. Open plan carpeted stairs lead up to the bedroom accommodation.

The principal bedroom is a good size with a wall of fitted wooden cupboards and a large ensuite shower room. There are 2 further double bedrooms, one of which has a storage space off that opens onto another small store room housing the boiler. There is a spacious family bathroom including a bath with shower over.

Outside – to the left of the cottage there is off street parking for 2 vehicles in addition to the double garage, which incorporates a workshop area to the rear along with good overhead storage, and a rear door opening onto the rear veranda and back garden. To the right side of the property a gate opens onto an enclosed area including a greenhouse, and another gate to the rear leads to a wonderful sheltered outdoor seating/dining area – an ideal place to sit and enjoy the evening sunshine. The professionally landscaped garden running across the back of the property includes paved and gravelled paths and deep enclosed raised beds planted with a range of productive English heritage vines that produce good quantities of juice for wine. Established shrubs and plants give a Mediterranean feel. Steps near the kitchen lead up to a level lawned garden area, and there are further steps near the garage. This section provides another place for outdoor dining, with established border plants and hedge/fence boundaries. Beyond is a field that provides additional space for outdoor activities or perhaps somewhere to keep chickens or for a smallholding.





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. Churchill C of E Primary School is within 1.5 miles of the property and senior schooling is within approx. 0.4 miles at 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 8 miles at Weston super Mare. M5 Junction 21 (St George's) is within 6.6 miles for access to the west country and Bristol, some 15 miles distant. Bristol International airport is within 7.2 miles and mainline railway services to London Paddington (travel times from 114 minutes) are available at the village of Yatton (approx 4.8 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.





Front Street, BS25

Approximate Area = 1837 sq ft / 170.6 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

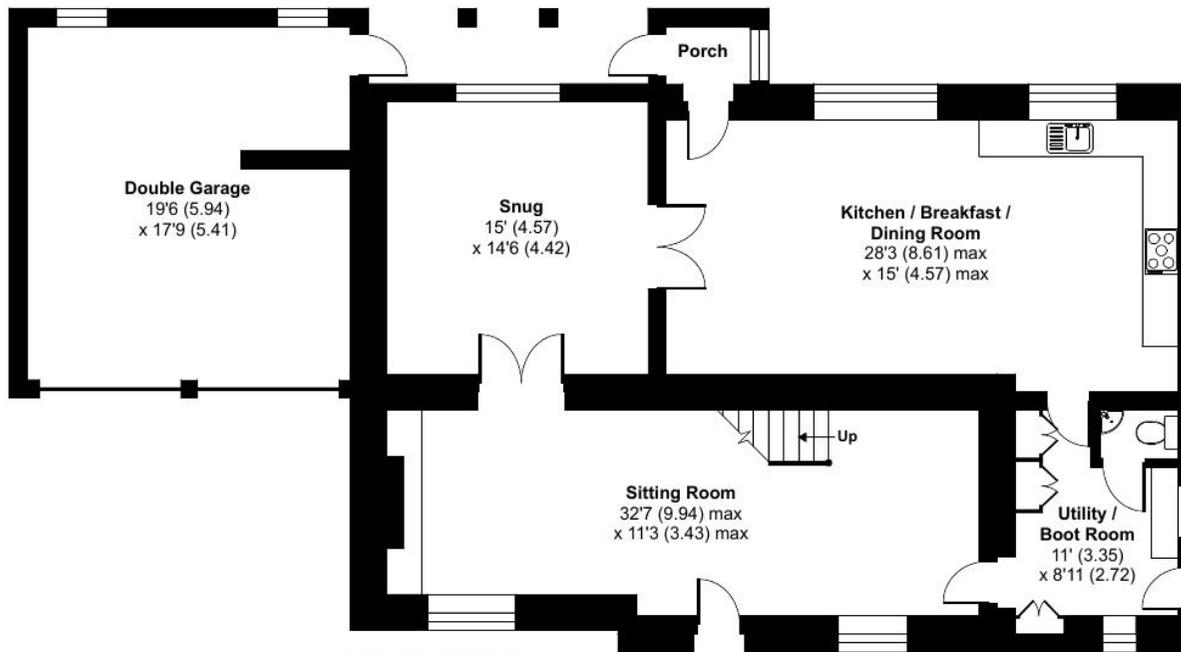
Garage = 347 sq ft / 32.2 sq m

Total = 2204 sq ft / 204.7 sq m

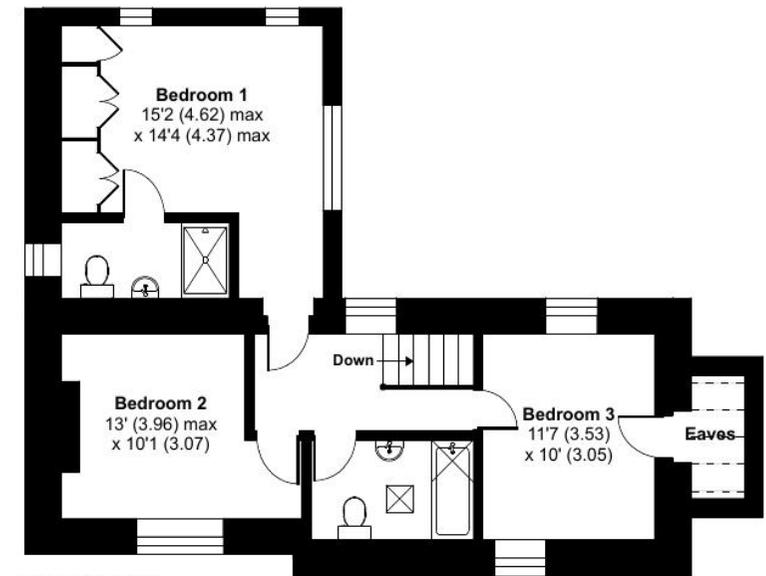
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



DIRECTIONS – From our office take the High Street B3133 and continue through the village. After approx. 1 mile turn right onto Brinsea Batch and continue along for approx. 1.6 miles to the end of the road, with Churchill Academy and Sixth Form on the right hand side. Turn left onto Churchill Green and continue along to Front Street, with a hedge running along the left hand side. Barrowfield Cottage is the first property on the left hand side beyond the end of the hedge.

SERVICES – All mains services are connected, gas combi boiler **EPC RATING** - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2837.92 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

AGENT NOTE – Further land available subject to separate negotiation.



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