



Apple Acre
Star, Winscombe, BS25 1QF

Robin King | Estate Agents

APPLE ACRE, STAR, WINSCOMBE, BS25 1QF

A spacious detached 4/5 double bedroom property set in approx 1.35 acres of glorious gardens and grounds including a paddock and extensive kitchen garden plus outbuildings including a double garage in a wonderful country location on the western edge of the Mendip Hills, an Area of Outstanding Natural

APPROX 2,266 SQ FT FLEXIBLE ACCOMMODATION • LIGHT AND AIRY SITTING ROOM WITH OPEN FIREPLACE • OPPORTUNITY TO CREATE A SELF-CONTAINED DOWNSTAIRS ANNEXE IF NEEDED • DOWNSTAIRS SHOWER ROOM AND DOUBLE BEDROOM • LARGE PRINCIPAL BEDROOM WITH DRESSING ROOM • DOUBLE GARAGE AND ADDITIONAL MOWER SHED PLUS AMPLE GRAVELLED PARKING • SUPERB, BEAUTIFULLY DESIGNED GARDEN INCLUDING EXTENSIVE KITCHEN GARDEN AND Paddock • SURROUNDED BY BEAUTIFUL COUNTRYSIDE ON THE EDGE OF AN AREA OF OUTSTANDING NATURAL BEAUTY • M5 JCT 21 – 7 MILES • BRISTOL – 16 MILES • YATTON STATION WITHIN 6.7 MILES FOR MAINLINE SERVICES TO BRISTOL (16 MINS) AND PADDINGTON (FROM 114 MINS)

Believed to date to the 1950's, Apple Acre has been beautifully maintained and carefully extended by the current owners over the past 36 years to create a much-loved spacious family home that combines generous living accommodation with superb outdoor space.

Located up a public right of way with restricted access off the A38, there is ample driveway parking in addition to the double garage, and the accommodation could easily be arranged to provide a self-contained annexe for a dependent relative, or possibly a rental income if required.

The welcoming reception hall gives an indication of the accommodation beyond, with a light neutral colour scheme and wooden doors. Light floods into the L shaped triple aspect sitting room beyond, with a beamed ceiling and open fireplace, and French doors that open onto a generous dining terrace beyond. The kitchen/dining room is extremely spacious, fitted with a comprehensive range of wall and base units including some deep pan drawers, along with an integrated dishwasher and fridge and space for a big range cooker. A wide kitchen window beautifully frames the delightful garden views, and to the other end the dining area accommodates a large table, ideal for entertaining.





Beyond the kitchen is a pantry, and the hallway leads on to further accommodation, which could easily be configured to provide a self-contained annexe if required, with its own entrance porch that is currently used as a boot room/utility area with space for an American style fridge/freezer. There is a double bedroom with 2 fitted wardrobes and a spacious shower room with large enclosure. Beyond is a large utility room fitted with a good range of storage cupboards, along with a sink and plumbing for a washing machine and space for a tumble dryer. The dual aspect room beyond is currently used as a hobby/workroom, with neat storage cupboards to 2 sides and wonderful views through the French doors that open onto a terrace and the garden beyond. This room could be used as an additional family room/playroom or annexe reception room if required.

The first floor bedroom accommodation is arranged along a light and airy landing with generous under eaves storage areas. The principal bedroom to the far end includes a spacious dressing room with a fitted double wardrobe and there are far reaching views over the surrounding countryside and the distant tree-line on the Mendips. In addition to the family bathroom (with airing cupboard off) there are 3 further bedrooms, one of which is currently being used as a home office.

The outside space is a gardener's delight and a real highlight of Apple Acre, having been professionally landscaped and beautifully designed and maintained over the years. The garden area immediately to the rear of the house incorporates generous paved terraced areas, ideal for al fresco dining and entertaining, or for somewhere to simply sit and enjoy the beautiful surroundings. Gravelled paths radiate from a central circular feature, past attractively planted, deep herbaceous borders. A wooden archway to one side leads to the kitchen garden and paddock beyond, and the wide lawn is bordered and interspersed by the wonderful array of trees including acer, beech and a majestic magnolia, to further curved herbaceous borders with bark-chipped paths beyond.

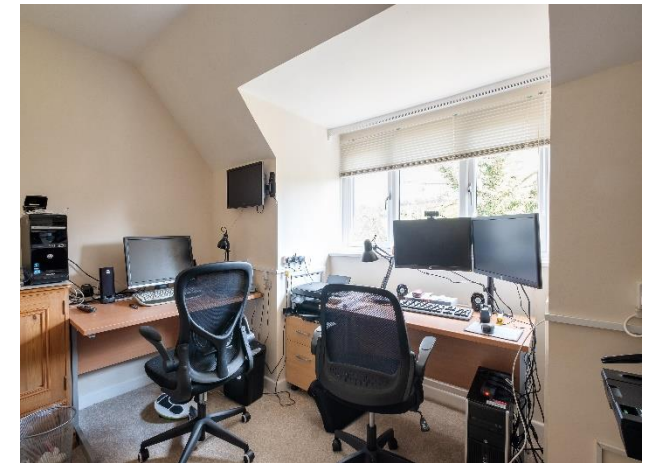
To the end of the garden is the double garage with overhead





rafters storage and currently includes a workshop area. There is an additional mower shed near the 5-bar wooden gate with pedestrian gate off the driveway.

Beyond the gravelled parking area to the front of the house is another garden area, including a greenhouse with a deep herbaceous border with a central path to the left, and to the right a neat path leads to a large storage shed hidden from view behind trees and bushes, beyond which steps lead on to another herbaceous planted area. The approx. 0.4 acre paddock, bordered by mature hedges and wire fencing, is accessed via a wooden gate off the parking area and currently includes a large hen house with “eggstension”. Another highlight of Apple Acre is the approx. 0.3 acre kitchen garden bordered by clipped hedges and the stone boundary wall, with beautiful views towards the hills beyond. There is a heated greenhouse and multiple raised beds for extensive vegetable cultivation along with various fruit trees, soft fruit bushes and a cut flower garden, which all combine to form a truly wonderful garden in a magnificent setting.

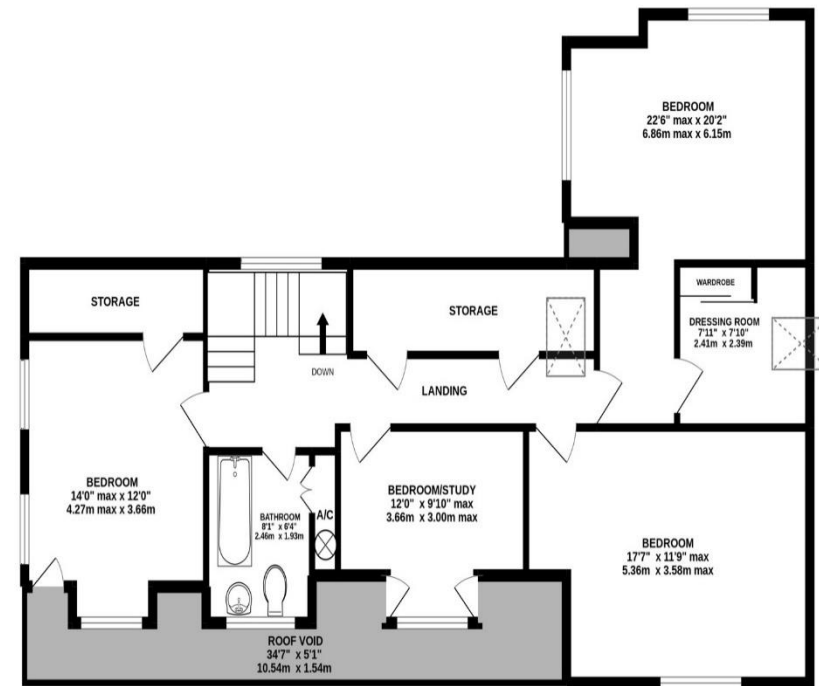
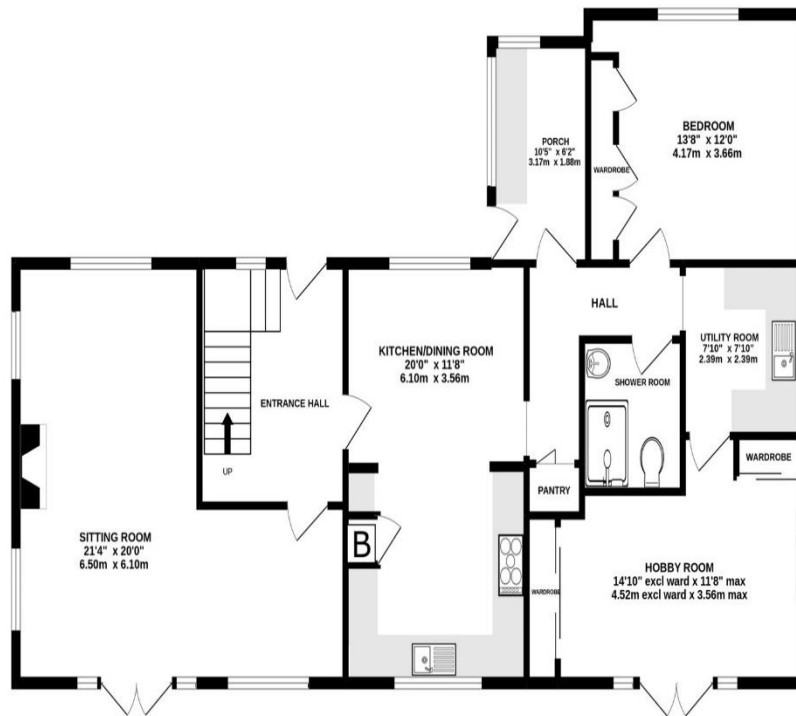




GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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

LOCATION - Star is a hamlet close to the villages of Shipham and Winscombe, which both have a good range of amenities including shops, takeaways, thriving village halls and public houses, and there is a primary school at Shipham. Further amenities are available nearby in Axbridge (3.6 miles) and Cheddar (4 miles) and within 8.4 miles at Weston-super-Mare. M5 Jct 21 is within 7 miles and Bristol some 16 miles distant. Mainline train services are available within 6.7 miles from Yatton station, with journey times of 16 minutes to Bristol and from 114 minutes to Paddington. There are wonderful walks and outdoor activities available nearby in the surrounding Mendip Hills.

DIRECTIONS – Apple Acre is situated off the A38 Bristol Road. Heading from our office towards Sidcot and Bridgewater, turn right just before The Star Inn, onto The Old Coach Road, towards The Batch, and the driveway for Apple Acre is the first turning on the right.

LOCAL AUTHORITY – Sedgemoor District Council – Tel 0300 303 7800 – Council Tax Band G £3,233.55 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Oil fired central heating, septic tank drainage **EPC RATING** - D



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