



Holly Tree Cottage
Barton Road, Winscombe, Bristol, BS25 1DX

HOLLY TREE COTTAGE, BARTON ROAD, WINSCOMBE, BS25 1DX

Spacious 6 bedroom detached cottage in need of total refurbishment in approx. 0.8 acres in a superb rural location

- Approx 2,389 sq ft including 4 receptions, 6 bedrooms, 3 bath/shower rooms
- May suit dual occupation – 2 staircases
- Generous rear garden and plenty of off-street parking
- Rural views
- Within 1.9 miles of Winscombe, a popular village with good amenities
- M5 Jct 21 within 5.8 miles
- Within 5.7 miles Worle station for mainline rail services

Believed to date back to the early 1800s, Holly Tree Cottage has been extended over time to now form a six bedroom cottage. The property is in need of total refurbishment and offers the opportunity to make a wonderful family home in a rural location with superb views.

This period home is versatile in its layout and comprises 3 spacious reception rooms plus a kitchen/breakfast room, utility and bathroom to the ground floor.

There are two separate staircases leading to the first floor, where in total there are six bedrooms, 2 with en-suite bath or shower rooms and one with an en-suite cloakroom.

There are rural views to both front and rear and the property would lend itself to dual occupation if needed.





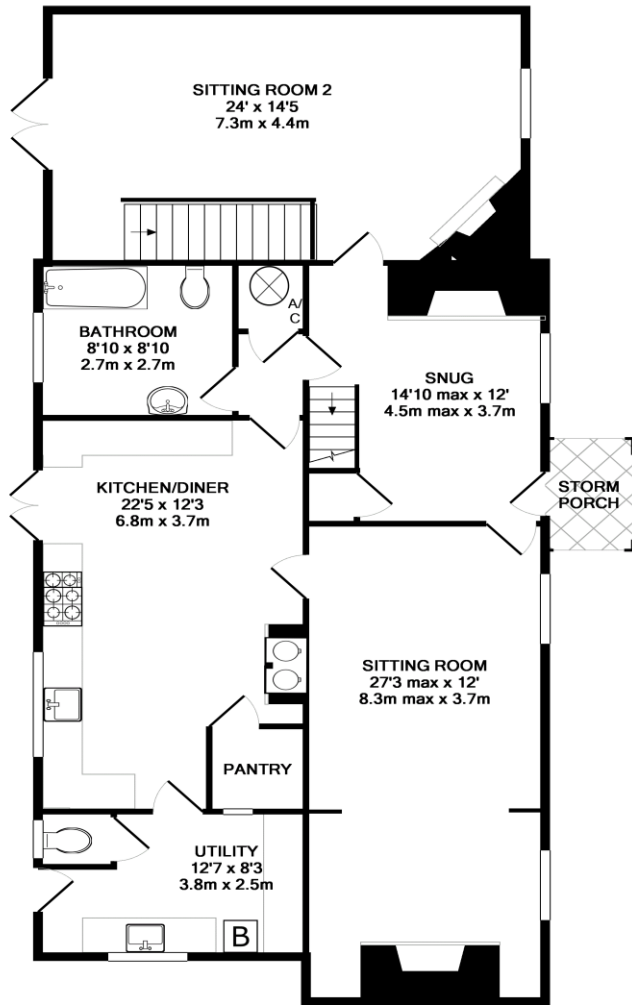
The cottage is set in a plot of approximately 0.8 acres, with ample driveway parking and also to the rear of the cottage. There are gardens to front and rear plus a stable block and loose boxes. Part of the garden to the rear is divided to be a small paddock area.

The nearby village of Winscombe's amenities include a good range of shops, takeaways, a thriving village hall and public house. For the commuter there is easy access to the A38 to Bristol Airport (approx. 11.2 miles) and Bristol (approx. 19.8 miles). Junction 21 of the M5 is within 5.8 miles for access to the West Country, Bristol and beyond. Mainline railway services are available within 5.7 miles from Worle, or 9 miles from Yatton. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.

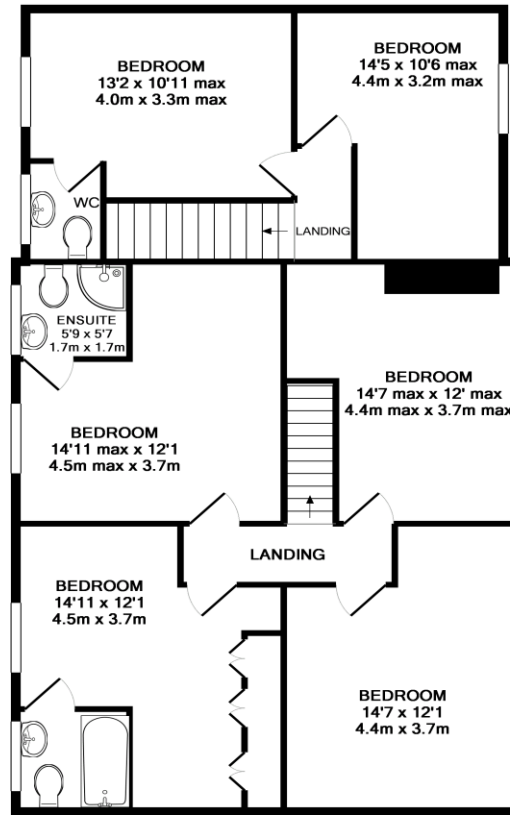
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2389 SQ.FT. (221.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 – on leaving our Congresbury office, turn right on to the High Street and continue along the road out of the village and towards Langford. At the mini roundabout, turn right then right again on to the A38. Continue to the traffic lights, turn right towards Sandford, continue through the village, then turn left to Winscombe. At the junction by the Woodborough Pub, turn right and continue under the old railway bridge and then turn left into Church Road. Continue along Church Road for 0.4 miles, turn right into Barton Road and the property will be found on the right hand side.

SERVICES – Oil fired central heating, no mains gas, private drainage.

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2393.78 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Agent's Note – some photographs were taken in 2019



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