



Camelot Cottage
Churchill Green, Churchill, North Somerset, BS25 5QJ

CAMELOT COTTAGE, CHURCHILL GREEN, CHURCHILL, NORTH SOMERSET, BS25 5QJ

A fabulous and well maintained, detached country home nestled in farmland, with a total of 6 bedrooms (2 in an attached annexe) and spectacular gardens which is set in a convenient location for access to Bristol and beyond.

APPROX. 2,620 SQ FT OF FLEXIBLE ACCOMMODATION • DETACHED COUNTRY COTTAGE WITH A TOTAL OF SIX BEDROOMS WITH 2 EN-SUITE • SUPERB RECENTLY BUILT ATTACHED 2 BEDROOM ANNEXE – PERFECT FOR INDEPENDENT LIVING • CHARMING CHARACTER FEATURES • STUNNING GARDEN ROOM • LARGE GARDEN WITH OPEN VIEWS OVER FARMLAND • YATTON STATION WITHIN 5.1 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 7.1 MILES • ACCESS TO M5 WITHIN 5.9 MILES AT JCT 21 ST GEORGE’S (ALL DISTANCES APPROX)

Camelot Cottage is a delightful period family home offering 4 bedrooms, 2 bathrooms and 4 reception rooms over approximately 1,948 sq ft. Additionally, it has an attached but separately accessed substantial (672 sq ft) 2-bedroom single-story annexe, making it the perfect property for those looking for accommodation for a dependent relative or just additional space within the main home.

Entry to the property is through the welcoming front door to a porch with space for shoes, then through into the sitting room. A lovely room full of character, it has a beamed ceiling, deep recessed windows, a stone fireplace with a log burner, and open shelving to the side of the chimney.

To the left, an archway leads through to the office/study. This is the perfect spot for working from home, with views over the garden and practical shelving and cupboards for storage.

Returning to the hallway, there is a downstairs cloakroom and back door with access to the garden.





To the right is the kitchen/breakfast room. With dual aspect windows giving magnificent views over the garden and the fields beyond, it is finished in smart cream units with wooden worktops. It has an integrated induction hob, double oven (one a microwave), a fridge/freezer, and a dishwasher. It also has plenty of room for a breakfast table. There is also a practical separate utility room with space for a washing machine, tumble dryer, and ample storage space.

Across the hallway is the dining room, again it offers a large window bringing the outside in and double doors that open onto a spacious garden room. Currently arranged as a studio, it has a tiled, pitched roof and good insulation, making it the perfect spot to immerse oneself in the glorious surrounding gardens.

Rising to the first floor, the bedroom accommodation offers spectacular views of the surrounding farmland, sunrises, and, in the far distance, Crook Peak. The principal bedroom has a en-suite bathroom with a real spa like feel with a freestanding roll top bath and quadrant shower. A second shower room serves the other bedrooms.

One of the great features of Camelot Cottage is the newly built annexe. Great care and attention have gone into creating a wonderful independent space with a large and very comfortable kitchen/dining/family room. Finished with fresh contemporary cream kitchen units including integrated appliances, it is airy, spacious and flooded with light thanks to French doors and windows over the garden. This space is complemented by a luxurious bedroom fully fitted with Sharps cupboards and a spa-like en-suite with a feature Japanese toilet. A further bedroom/study completes the annexe accommodation.



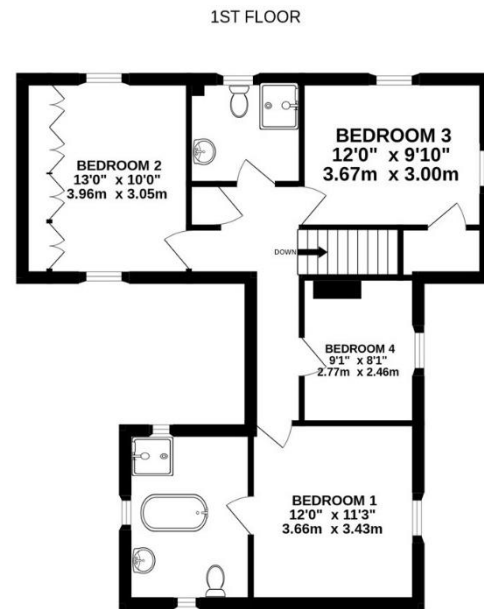
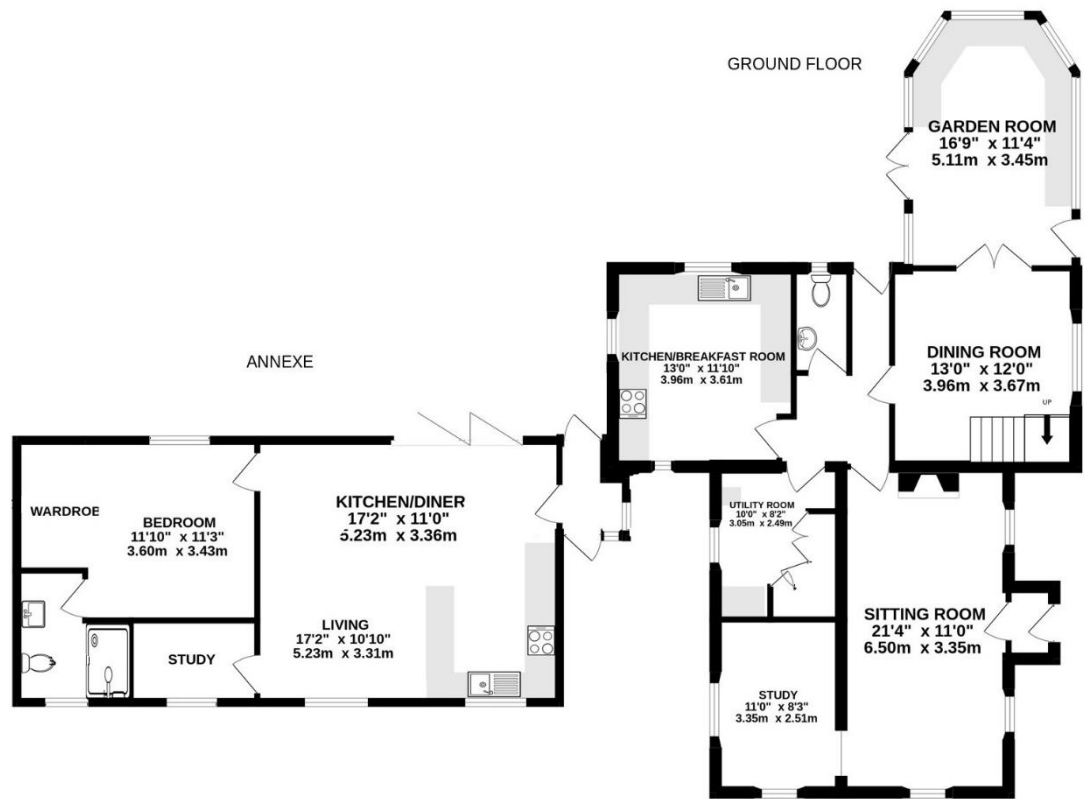




Outside – Camelot Cottage is set on a plot of just over $\frac{1}{4}$ of an acre amidst arable farmland. It has gorgeous wraparound gardens with a rockery bed and apple tree, together with mature borders with a shrubs and perennials such as elderflower, lilac and hydrangeas. There is also a small wildflower garden. Multiple seating terraces allow you to follow the sun round during the day making the garden a tranquil haven in which to enjoy your surroundings. A neat, gravelled driveway provides off street parking for several cars and a garden shed practical storage for tools.

Location – Churchill offers local shopping and social facilities including a 24-hour petrol station, mini-market and a large, modern medical practice. Primary schooling is available close by and the well-regarded Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away, together with private schools in Sidcot, Bristol and Wells Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges. Bristol Airport is just 7.1 miles distant along the A38. The village of Yatton (approximately 5 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.





TOTAL FLOOR AREA : 2620sq.ft. (243.4 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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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

SERVICES – All mains services

AGENTS NOTE – there is a small pump to assist the foul water into the main sewer

EPC RATING – D (Please note this is for main house, not annexe)

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,613.37 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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