



**Tower House**  
**82 Church Road, Winscombe, BS25 1BP**

**Robin King** | Estate Agents

## TOWER HOUSE, 82 CHURCH ROAD, WINSCOMBE, BS25 1BP

A unique 4/5 bedroom semi-detached characterful family home with generous driveway parking, double garage, additional garage/storage and a pretty walled garden and additional courtyard area, in a popular North Somerset village with excellent amenities

**APPROX 2,502 SQ FT FLEXIBLE ACCOMMODATION • WALLED GARDEN & ADDITIONAL COURTYARD • LARGE CELLAR & GARAGE/WORKSHOP – OPPORTUNITY FOR DEVELOPMENT (STPP & NECESSARY BAT SURVEY CONDITIONS) • THRIVING VILLAGE WITH EXCELLENT FACILITIES INCLUDING SHOPS, DOCTOR’S SURGERY & PRIMARY SCHOOL • CONVENIENT FOR SIDCOT SCHOOL & IN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES, ADDITIONAL SHOPS & FACILITIES WITHIN 7.8 MILES AT YATTON – REGULAR SERVICES TO PADDINGTON FROM 114 MINS • BRISTOL 18 MILES • M5 ACCESS WITHIN 5.5 MILES AT JUNCTION 21 (ST GEORGE’S) • BRISTOL AIRPORT 10.1 MILES • BEAUTIFUL SURROUNDING COUNTRYSIDE**

Dating from 1834, with later additions to incorporate the striking tower, Tower House is coming to the market for the first time in 55 years and presents a unique opportunity to create a truly unique, bespoke home, with potential for development subject to the necessary permissions.

Set back off Church Road with a gated driveway with elegant gateposts, extensive parking and a beautiful walled garden to the front, there is a sense of peace and calm to the 4/5 bedroom period property.

The front door opens into a lobby and then into a spacious reception hall with an attractive parquet floor and a cloakroom. The hallway leads to a large utility/storage/cloakroom area to the end, and to the left is a passageway leading to the living accommodation. The generous dining room is accessed by a set of sliding doors or an additional door and accommodates a large dining table, ideal for entertaining.

The kitchen/breakfast room is also a good size: the galley kitchen area is fitted with an extensive range of wall and base units, a double oven and ceramic





hob and space for a dishwasher. There are wonderful views over the walled front garden. The spacious, light and airy breakfast area has wonderful views over the side garden through a wide bay window, and leads to a utility lobby/boot room area with a stable door opening onto steps leading to the garden.

The sitting room also overlooks the garden, with light flooding through the glazed door and a bay window. The working chimney is currently blocked up, with a “wood burner” style electric fire providing a focus to the room.

Off the reception hallway stairs lead up to rooms currently used as a study with a double bedroom off, with an en-suite shower room, which could alternatively provide additional reception/family room.

On the first floor is the spacious principal bedroom with dressing area off, with wonderful garden views through the 3 elegant arched windows, and a second double bedroom, also with arched windows. The family bathroom includes a corner bath with separate shower enclosure.

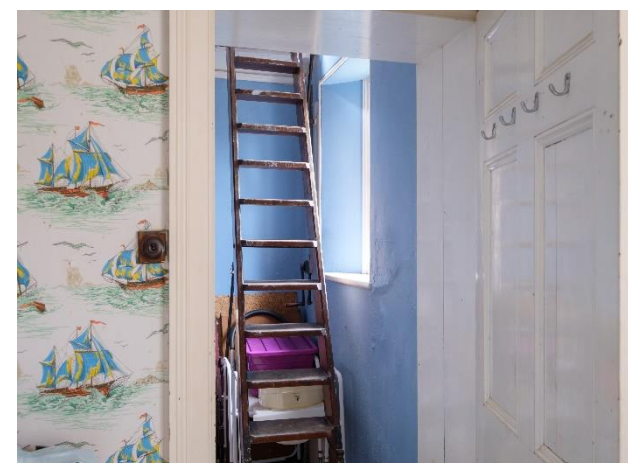
The second floor accommodation comprises 2 large interconnecting rooms that could be used as bedrooms or a playroom or sitting room with a bedroom off, beyond which is the tower room, where a ladder provides access to the tower. The secure tower hatch is operated by a metal winding mechanism and once fully open allows access to the tower, from where there are breathtaking views over the surrounding hills and countryside.

**OUTSIDE** – the pretty walled front garden is mainly laid to lawn with a wide variety of established shrubs, bushes and trees for year-round colour and interest. There are various seating areas to sit and enjoy the surroundings including a circular dining terrace and a wooden arbour, along a small summerhouse. Stepping stones lead around to the side where there is a small pond and gravelled seating area. The driveway provides ample parking for multiple vehicles in addition to the double garage, beyond which is a large courtyard area with another garage/workshop, plus access to the generous cellar, and a useful gardeners loo.

**AGENTS NOTE:** The cellar is populated by a colony of Lesser Horseshoe bats, which would need to be taken into consideration during any potential planning application, abiding by the necessary surveys and conditions accordingly.

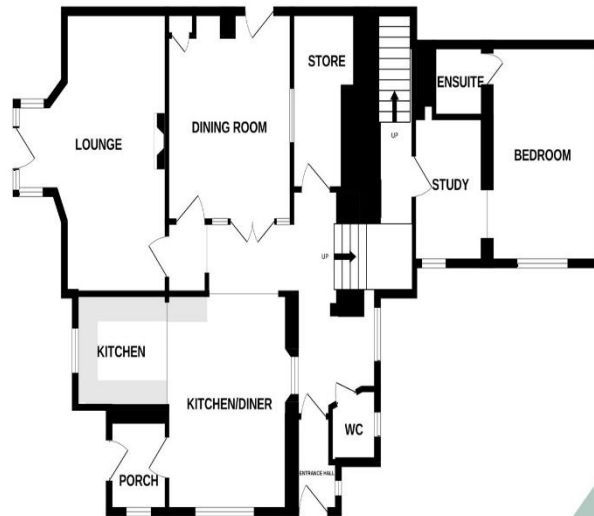




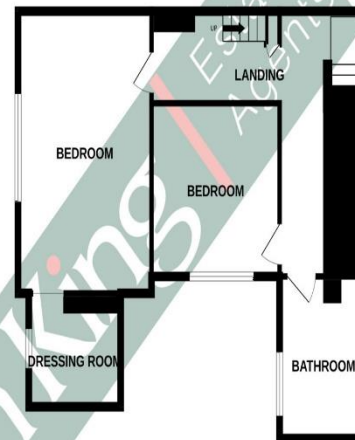


**LOCATION** - Winscombe village provides a good range of amenities including a primary school, library, shops, doctors' surgery, pharmacy takeaways, a pub, a thriving village hall and a large recreation ground providing a range of sports clubs and activities in addition to many village clubs and societies. Senior schooling is available at the "Outstanding" Churchill Academy & Sixth Form and also at Sidcot School, an independent school for ages 3-18. For the commuter there is easy access to the A38 – central Bristol is within 18 miles. Access to the M5 is within 5.5 miles at junction 21 (St George's) and Bristol Airport is 10.1 miles away. Mainline railway services, and additional shops and facilities, are available within 7.8 miles at Yatton – regular services to Paddington from 114 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking – for the keen walker the Winscombe Round, a 35km walk surrounding Winscombe.

GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



2ND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 2502 sq.ft. (232.4 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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**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

**DIRECTIONS** – From our office take the B3133 High Street, passing through Congresbury village and turning right after 1 mile onto Brinsea Batch, which becomes King Road then Church Lane. At the end, turn left onto Churchill Green then first right onto Hillier’s Lane, at the end of which turn right onto A368 Dinghurst Road. Continue through Sandford village and just before All Saint’s Church turn left onto Hill Road and continue for approx. 1.3 miles during which the road becomes South Croft then Sandford Road. Turn right onto A371 Woodborough Road and after approx. 0.3 miles turn left onto Church Road and continue for approx. 0.4 miles, passing the right turn to Barton Road. Go around the bend to the right and Tower House is the 3<sup>rd</sup> property along, on the right hand side.

**SERVICES** – Night storage heating, electric water heating, no gas, mains drainage

**EPC RATING** - G

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND G** - £3432.82 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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