



1 The Lynch

Winscombe

A spacious three-bedroom detached home with generous living space, attractive gardens, garage, solar panels and far-reaching countryside views, set in a central village location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

All mains services

- Attractive detached three-bedroom home
- Around 1,796 sq ft in total, including garage and summer house
- Generous and versatile ground-floor living space
- Spacious kitchen/dining room opening into a large garden room
- Comfortable sitting room with Minster-style fireplace
- Principal bedroom with en suite shower room
- Attractive gardens with paved seating areas
- Detached garage and separate summer house
- Solar panels
- Far-reaching views across the surrounding countryside
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







1 The Lynch

Winscombe

Set in an established residential part of Winscombe, this attractive detached home offers generous and flexible accommodation, with well-kept gardens, a garage, solar panels and far-reaching views across the surrounding countryside.

The entrance hall creates a welcoming first impression and gives access to the main ground-floor rooms. The sitting room is a comfortable and inviting space, with a curved bay window bringing in plenty of natural light and a Minster-style fireplace providing an attractive focal point.

The kitchen/dining room is well arranged for everyday family life, with a good range of fitted units, integrated appliances and plenty of room for a dining table. From here, the accommodation flows through into the impressive garden room, a particularly generous space with extensive glazing and doors opening directly onto the garden. It works equally well as an additional sitting room, dining space or somewhere to entertain, while making the most of the outlook over the garden.

Completing the ground floor accommodation, there is also a useful rear porch, utility/boiler room and cloakroom.

Upstairs are three good-sized bedrooms. The principal bedroom has its own en suite shower room, while the remaining bedrooms are served by the family bathroom. The elevated position of the house becomes particularly apparent from the upper floor, with attractive far-reaching views across Winscombe and towards the surrounding countryside.

The property also benefits from solar panels.



Outside

The house is surrounded by attractive, established gardens, with areas of lawn, mature shrubs and planting together with paved terraces providing several places to sit outside and enjoy the setting.

A detached garage provides useful parking and storage, while the separate timber summer house which has electricity offers further flexible space for hobbies, a home office or simply somewhere to enjoy the garden. There is also a useful garden shed.

From different parts of the property and garden there are far-reaching views over the surrounding countryside.

Location

Winscombe village offers 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 hosting various sports clubs and activities, along with numerous local clubs and societies. Senior schooling is available at the well-regarded Churchill Academy & Sixth Form and at Sidcot School, an independent school for ages 3–18. For commuters, the A38 provides easy access to central Bristol (approx. 17.3 miles). The M5 is accessible within 6.4 miles (Junction 21, St George's), and Bristol Airport is 9.4 miles away. Mainline rail services and further facilities are available in Yatton (8.1 miles), with regular trains to Paddington from around 112 minutes. The surrounding countryside, designated an Area of Outstanding Natural Beauty, offers excellent opportunities for outdoor activities, including sailing, riding, and walking—such as the 35km Winscombe Round walking route.

(All distances/times approx.)





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