Robin King | Estate Agents

Manor House Dolberrow, Churchill - BS25 5NT

Manor House, Dolberrow

Churchill, Winscombe

A magnificent, substantial country home with far-reaching views to the Mendips with adjacent 1-bedroom independent annexe, landscaped gardens and garaging. Nestled in a stunning rural location on the edge of Churchill, it offers easy access to Bristol and beyond.

Council Tax band: G

EPC: C

Services: TBC

- APPROX 3,196 SQ. FT OF ACCOMMODATION
- SEPARATE 1 BEDROOM INDEPENDENTLY ACCESSED ANNEXE
- A TOTAL OF 6 BEDROOMS AND 4 BATHROOMS
- WELL PRESENTED THROUGHOUT
- FAR REACHING RURAL VIEWS TO MENDIPS AND SURROUNDING COUNTRYSIDE
- DRIVEWAY PARKING
- LANDSCAPED MATURE GARDENS
- WELL REGARDED STATE AND INDEPENDENT PRIMARY AND SECONDARY SCHOOLS
- EASY ACCESS TO BRISTOL AIRPORT/M5/MAINLINE STATION AT YATTON (PADDINGTON FROM 112 MINS).
- NO ONWARD CHAIN

All distances/times approx.

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The Manor House is a wonderful family home that exudes character and charm. It offers substantial accommodation and also benefits from a separate 1-bedroom annexe, making it an ideal property for buyers wanting independent accommodation for family or guests. Believed to date back to the 1800s, this property was once The Manor House for the small hamlet of Dolberrow. Its historical roots are evident in many original features, such as deep recessed windows, exposed beams, wooden flooring throughout the ground floor, and traditional latched doors. Beautifully presented by the current owners, they have preserved the character and appeal of the house whilst blending it with the comforts of modern living.

Set in a secluded location on the edge of Churchill village, the property benefits from all the village's amenities whilst offering access to the abundant local countryside with local bridleways leading to Dolebury Hillfort, a gem within the local Area of Outstanding Natural Beauty.

The Manor House is approached via a secure gate, with gravelled parking for multiple cars immediately in front and to the left of the property, the separate annexe.

A welcoming front door opens into a spacious entrance hall, which includes a practical downstairs cloakroom and stairs to the first floor. To the left, the dining room is a charming space with deep recessed windows and attractive built-in bookshelves. This room opens to the magnificent kitchen/breakfast room, which features a beamed ceiling. The recently fitted kitchen, in a natural sage colour, is complemented by dark worktops and a black 3-oven gas AGA.

ISLAND

It also includes an integrated double oven, ceramic hob, dishwasher, fridge-freezer, and a wine fridge. A large central island provides ample space for food preparation, with built-in wine storage and high stool seating.
The final section of the kitchen is light and bright, thanks to Velux windows, and is spacious enough for a large table. Bifold doors open to the garden, seamlessly blending indoor and outdoor living. Outside, there is a dining terrace, perfect for BBQs and entertaining friends and family.

To the right of the kitchen are three further ground-floor rooms. The utility room has space for a washing machine and tumble dryer, leading into the gym — a generous space that can accommodate several pieces of equipment. A versatile room, it could serve as an office or playroom. It also offers access back to the hallway. The final room is the boot room, providing ample space for storing coats, shoes, and outdoor equipment, including tack for the stables.

The final reception space is the double sitting room; a lovely area with two sets of French doors that open to the outside. It has a serene atmosphere, with a snug area featuring a Morso log burner set on a contemporary glass hearth.

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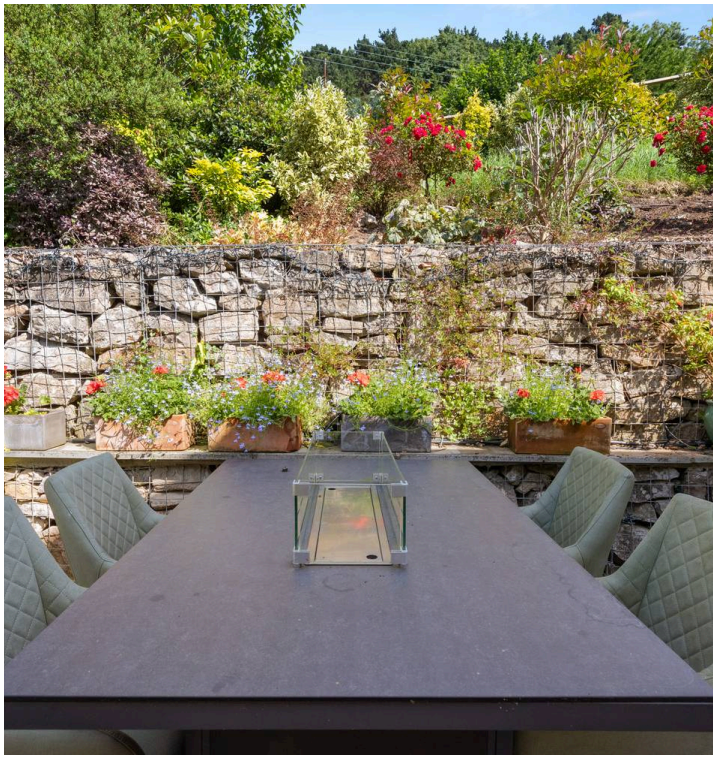
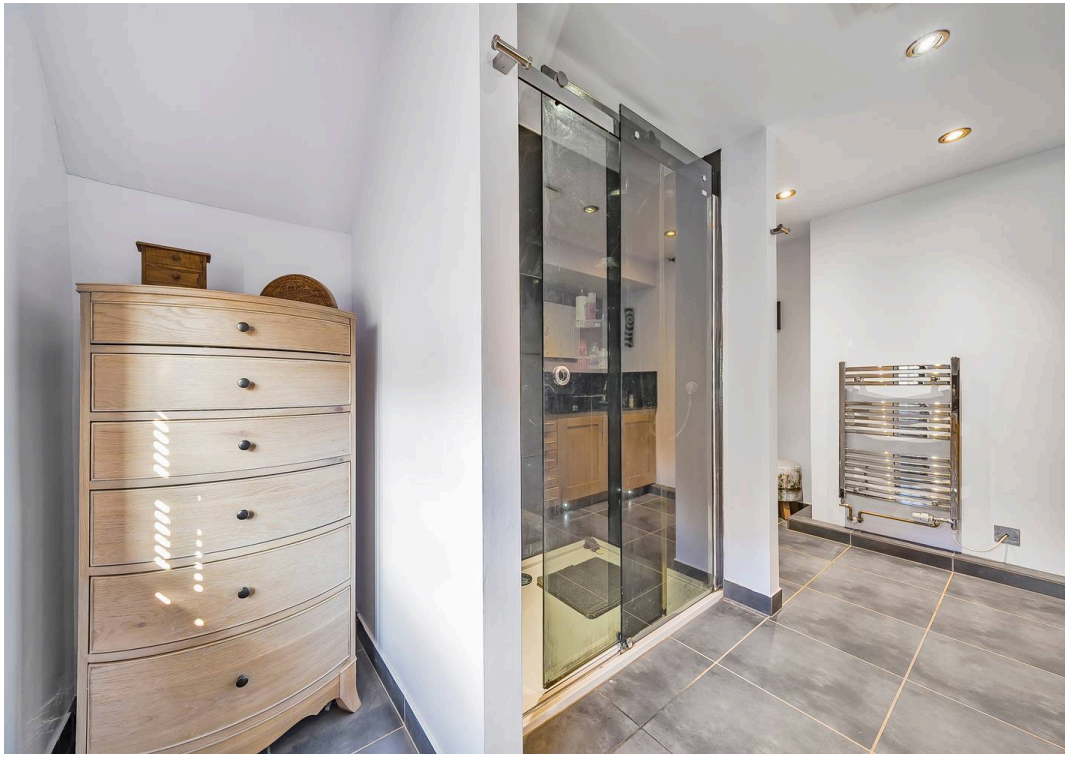
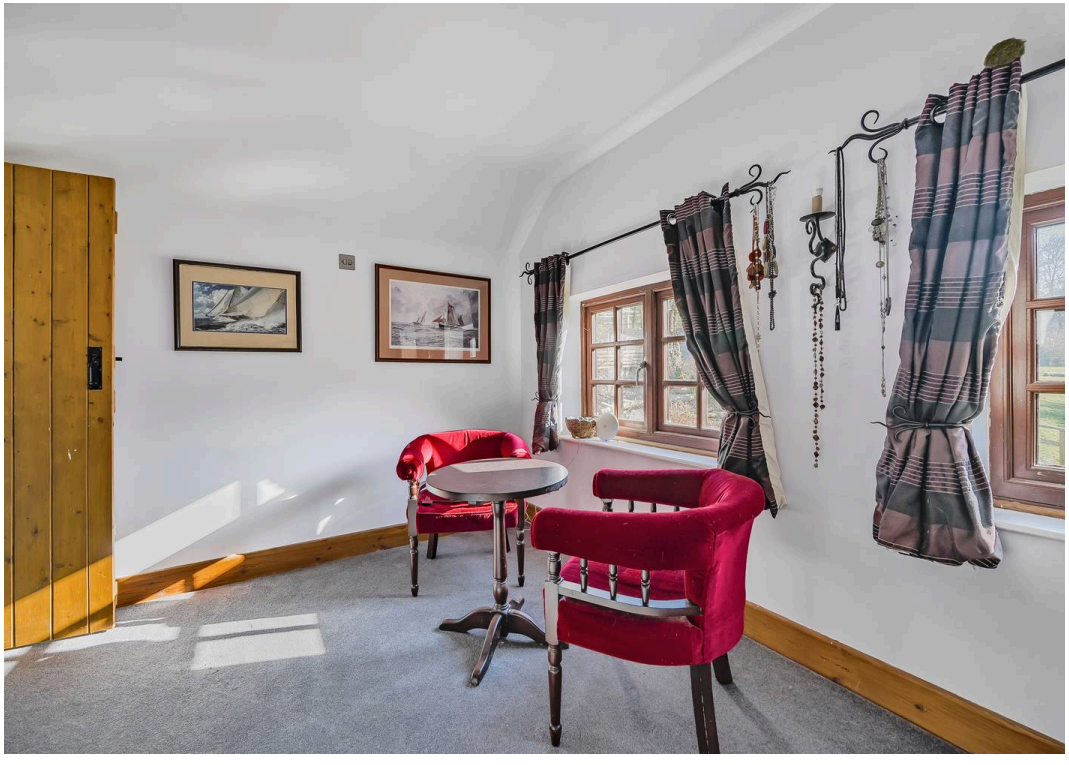
Upstairs, there are five bedrooms, one of which is currently arranged as a study. The principal suite is a real haven, separate from the other bedrooms it comprises a double bedroom, a spacious dressing room with a large bank of storage cupboards, and an elegant bathroom with a spa-like feel, thanks to its generous proportions, contemporary styling, and twin basins.
Bedroom two is a good-sized double with an ensuite bathroom, and the remaining three bedrooms are served by the family bathroom, which includes a white 3-piece suite with shower over bath.

Outside
Surrounding the house are beautiful gardens with several landscaped areas, including a peaceful pond and dining terraces that take in the magnificent surrounding views.

There is parking in front of the house for several cars.







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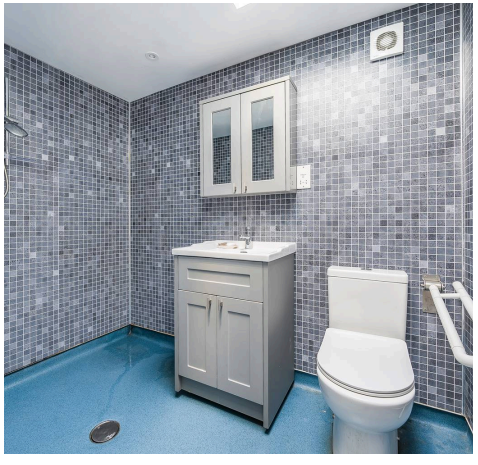
Annexe

Another highlight of The Manor House is the independently accessed one bedroom annexe. Comprising of a large open plan kitchen/reception room which is beautifully finished with a modern kitchen, a double bedroom and a practical wet room it is ideal for a dependant relative especially as it has been designed with flat access. Alternatively, it would make a great space for a teenager or subject to any necessary consents could provide an income.



Location

Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village, together with well-regarded nursery and primary schooling. Manor House is in catchment for secondary schooling at the popular Churchill Academy and Sixth Form which has an adjoining sports complex, and is only a short walk away. Bath, Bristol and Weston-super-Mare are all within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London Paddington from 112 mins.

The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

(All distances/times approx.)

Dolberrow, Churchill, Winscombe, BS25

Approximate Area = 2804 sq ft / 260.4 sq m
Annexe = 392 sq ft / 36.4 sq m
Total = 3196 sq ft / 296.9 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Robin King LLP. REF: 1258376

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