



Hillyfields House, Hillyfields

Winscombe

A much-loved detached four bedroom home sitting on the edge of Winscombe village on a private road with far-reaching views across open countryside to the Mendip Hills.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 1,544 sq ft of well-proportioned accommodation
- Four double bedrooms including principal with en suite shower room
- Generous sitting room with fireplace and sliding doors to garden
- Dining room with fireplace at the heart of the home
- Stunning contemporary kitchen with range cooker and exposed timber beams
- Versatile ground floor reception room
- Raised timber deck with uninterrupted views to the Mendip Hills
- Mature and well-established gardens with greenhouse and garden outbuilding
- Family bathroom and ground floor cloakroom
- Edge of Winscombe village with easy access to Bristol and the Mendips





Hillyfields House, Hillyfields

Winscombe

A much-loved four bedroom detached family home, sitting on the edge of Winscombe village behind a gated entrance with a duck-egg blue front door, and far-reaching views across open countryside to the Mendip Hills beyond.

You enter the house into the dining room, a bright, sociable space with a fireplace and large windows that sits naturally at the heart of daily life. It has ample space for a large dining table, perfect for family meals and social gatherings. From here the ground floor opens up generously in every direction. The kitchen lies straight ahead with gloss cabinetry beneath contrasting worktops, a substantial range cooker, generous open shelving and a breakfast bar, all framed by exposed timber beams and large windows looking out over the garden. To the right, a versatile reception room which would work equally well as a study, snug, playroom or home office benefits from its own external door making it a practical and flexible space.

The living room to the left runs the full depth of the house and is a light-filled space with a beautiful fireplace and glazed sliding doors that open directly onto the raised timber deck which provides an ideal space for summer evenings entertaining friends, seamlessly connecting the inside and outside spaces. A cloakroom completes the ground floor.





Upstairs, a wide landing leads to four well-proportioned bedrooms. The principal is calm and elegant with its own en suite shower room. The remaining bedrooms are all good-sized doubles and are served by the family bathroom.

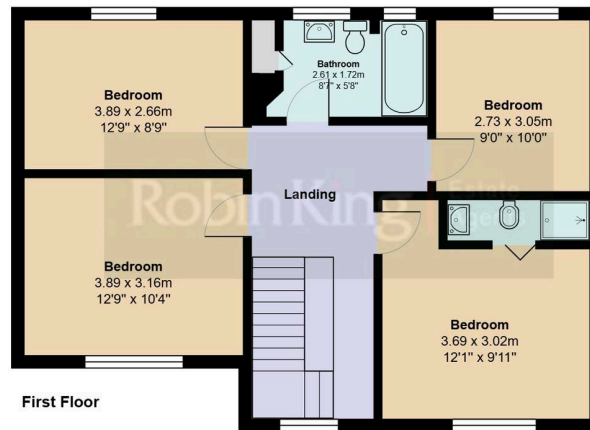
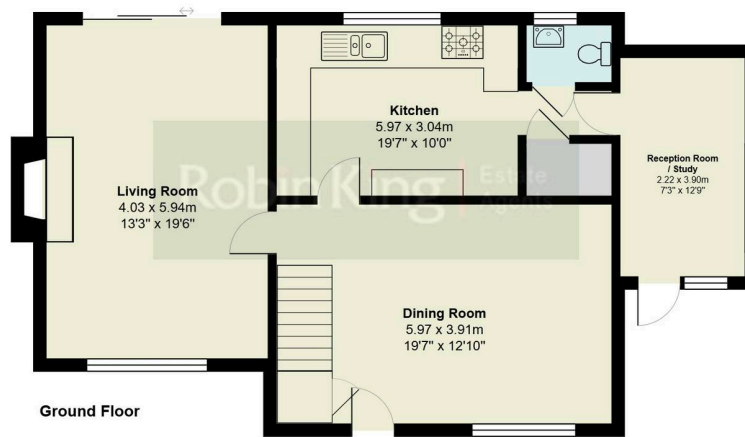
The garden has real depth and variety to it, and clearly reflects the enthusiastic and thoughtful planting. Immediately behind the house a large raised timber deck opens directly from the living room, perfectly placed for outdoor dining and with enough space to make the most of the far-reaching views across the valley. Steps lead down from here through several well-considered levels, each with its own character and a generous lawn stretches away from the house bordered by mature shrubs and colourful perennial beds that give the garden real seasonal interest.

A circular stone patio set into gravel with a fire pit provides the ideal setting to wind down on a warm summer's evening. A greenhouse sits along one boundary and a timber outbuilding is tucked at the far end, half-hidden beneath the surrounding planting and greenery. To the front of the house, a neat lawned garden and paved driveway provide parking for several vehicles.

Location

Winscombe is a well-served and much-loved village at the foot of the Mendip Hills. Local shops, pubs, a post office and good schools sit within the village, Axbridge is close by and Weston-super-Mare a short drive. The Strawberry Line cycle path runs practically from the doorstep, the walking on the Mendips is exceptional, and Bristol is easily accessible by road and rail from local Yatton main line station..





Hillyfields House, Hillyfields, Winscombe, BS25

Approximate Gross Internal Area 143.5 sq m / 1544 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.