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ESTATE AGENTS



Yew Tree House

Churchill



# Yew Tree House, Front Street, Churchill, BS25 5NB

£650,000

- Substantial detached family home in a discrete peaceful location
- Four/five bedrooms with three well-appointed bathrooms
- Superb contemporary kitchen leading to a dining room/snug
- Large sitting room with sliding doors to the garden
- Generous off-street parking plus single garage
- Approximately 1908 sq ft or versatile accommodation

Occupying a discrete private position in the heart of the popular village of Churchill is 'Yew Tree House', a substantial four/five-bedroom detached house offering versatile accommodation perfectly suited to family life.

## SITUATION

Churchill is a popular commuter village situated in the beautiful North Somerset countryside, which offers a range of village facilities which include shops, pubs, churches, modern sports centre and primary school ([www.churchill-pri.n-somerset.sch.uk](http://www.churchill-pri.n-somerset.sch.uk)). Secondary schooling, both state and private, is well catered for with the ever-popular Churchill Academy & Sixth Form ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) on the doorstep which has recently been awarded Good by Ofsted and benefits from a modern sport complex, and private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Churchill is favoured by the commuter, being convenient for the cities of Bristol, Bath and Wells and the seaside town of Weston-super-Mare, and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway link at Yatton and Weston-super-Mare. The countryside around is well known for its beauty, with many country pursuits available including walking, hunting, caving, dry skiing, sailing and fishing, and for the lover of equestrian arts, Churchill is very well served.

## DIRECTIONS

Travelling south on the A38 from Bristol, continue to Churchill traffic lights and turn right signposted to Weston-Super-Mare. Turn right at the Clock Tower and continue along Front Street, passing Orchard Walk on your right. As the sign for the Churchill Stores and Post office become visible to the right turn left just before the shop up the lane where you will find Yew Tree House towards the top on the right hand side.



## DESCRIPTION

Accessed via a shared private driveway there is generous off-street parking to the front with enough room for a camper van plus a single garage in a block of two. The property sits in a generous level plot with a neat gravelled area to the front and lovely views towards the Mendip Hills .

Entering the property through the handy storm porch you continue into the impressive 25'0 reception hallway which gives you an immediate sense of the scale of the property which is quite deceptive from the outside. The flexible accommodation within the house allows you to utilise rooms as either bedrooms or reception rooms as desired. Our current vendors presently use three downstairs rooms as double bedrooms, one of which is the master bedroom that overlooks the rear garden and has a smart en-suite bathroom, with the further two double bedrooms, acting as a guest room and a music room/study.

To the left of the hallway lies the contemporary style kitchen/breakfast room which opens into a larger dining room, in high demand from current buyers this visually impressive room features quality dove grey units complimented by a contrasting Quartz countertop and a chic Karndean floor. Spotlights to the ceiling and a cool upright radiator add even more quality detail. The kitchen is integrated with a Neff oven with a brushed steel canopy extractor hood over, four ring gas hob and an integrated dishwasher. There are plenty of additional storage cupboards and space and plumbing for an American style fridge freezer. A useful utility room provides plumbing for white goods with an extra sink and side door to the garden.

As mentioned previously the kitchen/breakfast room flows seamlessly into a good-sized dining room which could also be arranged as a snug, a perfect space for families to gather at mealtimes with a lovely picture window showering the room with light from the fabulous southerly aspect. From the dining room a door leads through into the sitting room, a wonderfully proportioned room with patio doors to the rear that quite literally bring the outside into the room. A well-positioned stone fireplace provides a great focal point to the room and is fitted with a gas tap for a living flame fire.

Moving onto the first floor you will find another two excellent double bedrooms and a family bathroom arranged off an airy galleried landing. To the front of the house is a great room with an array of fitted wardrobes and access to under eaves storage, as well as having a well-appointed shower room. To the rear is the final bedroom which arguably has the best views from the property that stretch out over the rear garden and out towards the Mendip Hills and surrounding countryside. Completing the first floor is a smart family bathroom complete with a white three-piece suite.

Outside, the rear garden is enclosed by a handsome painted wall which affords it both privacy and security. There are established well planted borders, with pretty flowers, plants, and fruit trees. The garden is mainly laid to a level lawn with an attractive area of stone patio providing the perfect space for al-fresco dining and entertainment. There is a large summerhouse with power and light that could be utilised as a games room or home office. To one side of the house there is a tool shed whilst to the other there are raised vegetable beds, an ornamental pond and a greenhouse.

### Property Information...

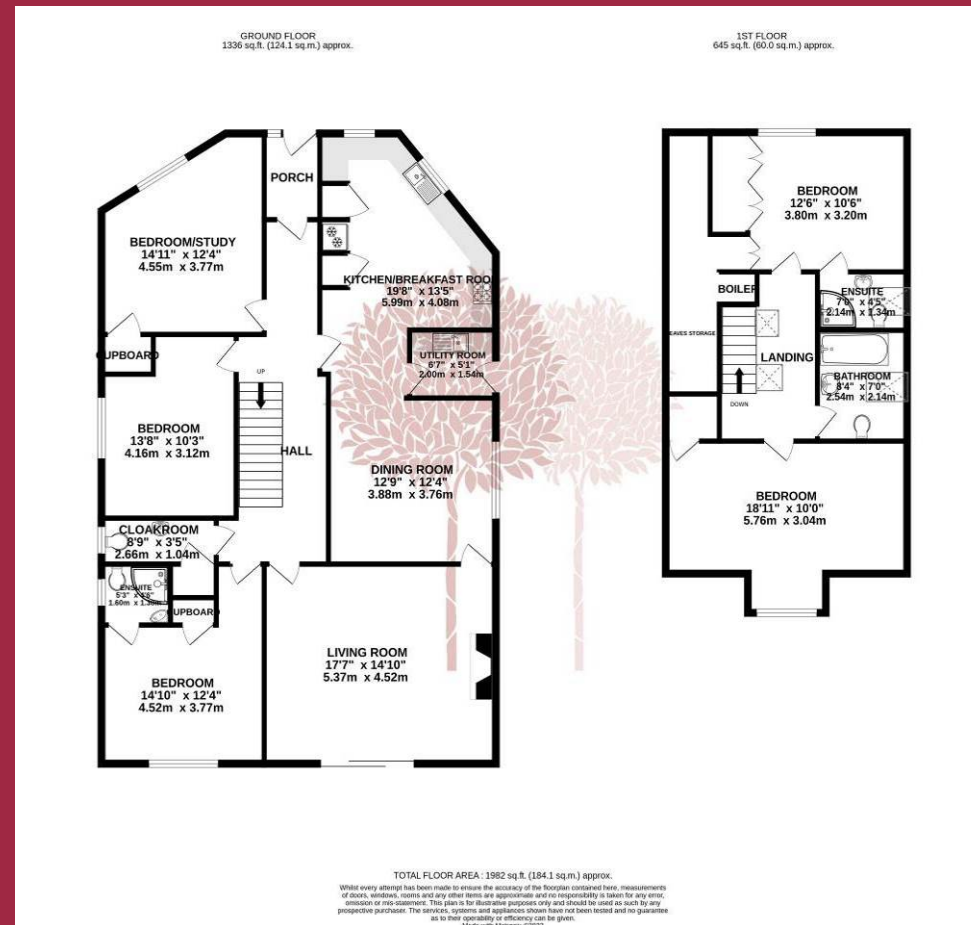
Tenure - Freehold  
Council tax band – F  
EPC rating - C

**We have noticed...** Yew Tree House offers so much more than originally meets the eye, it has a spacious, flexible footprint ideal for a large family or indeed those buyers seeking a property with dual occupation potential. Its discrete setting, views and lovely garden need to be seen to be fully appreciated.





## Floorplan



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ESTATE AGENTS

T: 01934 862370

E: salesadmin@debbiefortune.co.uk

Bridge House, High Street, Congresbury, Bristol, BS49 5JA

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)

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