

THE PADDOCK

WEBBINGTON • SOMERSET



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A recently renovated detached house in an elevated position with commanding views over the surrounding countryside across to Knoll Hill

Reception hall • Sitting room/Dining room • Family room
Kitchen/Breakfast room • Study • Utility

Principal bedroom with en-suite shower room, dressing room and roof terrace • A further guest en-suite
4 further bedrooms • Family bathroom • Large attic

Detached outbuilding with adjoining stable block
Double garage • Series of rooms

Heated swimming pool Space for hard tennis court

Impressive sweeping drive approach garden pasture views

In all about 3.84 acres

Winscombe 2.5 miles • Axbridge 3.5 miles
Western-super-Mare Station 7 miles • Bristol Airport 11 miles
Bristol 17 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

The Paddock is situated in the small hamlet of Barton in an area of Outstanding Natural Beauty with direct access to National Trust Land commanding extensive views for miles over the countryside. Winscombe (2.5 miles) to the north offers good local amenities, including a number of shops, pubs, a school, dentist and doctor's surgery. It is reputed to be the third best village for families in the UK (according to Family investment.co.uk 2013 survey). Axbridge (3.5 miles) is located approximately 6 miles away and has a medieval centre with shops and pubs. Furthermore, the seaside town of Weston-super-Mare (7 miles) offers a variety of independent shops and amenities.

There is easy access to the A38 and motorway junctions on the M5, along with mainline railway station in Weston-super-Mare (7 miles) and airport at Bristol (11 miles).

Walking and riding over the Mendip Hills. Coastal walks along National Trust land at Sand Point. Golf at Bleadon Hill, Worlebury Golf Club and Weston super Mare Golf Club. Sailing on Axbridge Reservoir. Beach walks in Weston-Super-Mare, Uphill and Sand Bay.

Primary schools are located at Winscombe and Lower Weare. Secondary schools at The Kings of Wessex Academy in Cheddar and Churchill Academy. Private schools can be found at Sidcot Quaker School in Sidcot, Wells Cathedral in Wells, King's and Queen's School in Taunton, and a number of schools in Bristol with daily bus services locally.

For Sale Freehold

The Paddock was built in the 1930's, and has been recently renovated throughout. It sits almost central in its plot, and has a backdrop of the wooded slopes leading to Crook Peak, with an elevated position commanding country views in many directions. It is approached over a long and impressive sweeping drive which gives a great first impression of the property.

The living accommodation is split over three floors and is ideal for both family living and entertaining alike, with all rooms flowing well between each other. The sitting room/dining room, study and family rooms all open out onto the raised south facing, full width, entertaining terrace, taking full advantage of the stunning and extensive views. The kitchen/breakfast room, with Aga, looks across an area of lawn to the National Trust woodland beyond. There is a large utility room situated off the Kitchen/breakfast room.

On the first floor is the master bedroom with en-suite shower room, walk in wardrobe and large terrace, a further bedroom suite, two bedrooms and a family bathroom. On the second floor there are two further bedrooms and extensive attic space, ideal for storage.

Gardens and Grounds

The Paddock is approached up a sweeping drive through a pillared entrance, with banked lawns on either side. The well-established gardens and grounds are laid to an informal parkland style garden, with an array of mature trees and are in excellent order, being further enhanced by the stunning surrounding countryside.

The drive sweeps past the front of the house to a hard standing parking area for several cars. The drive continues, with extensive lawns to either side, to a detached single storey outbuilding with adjoining five stables, integral double garage, and a series of rooms.

Services

Calor gas central heating. Mains water and electricity are connected. Private drainage.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Sedgemoor District Council Tel: 01278 435 435

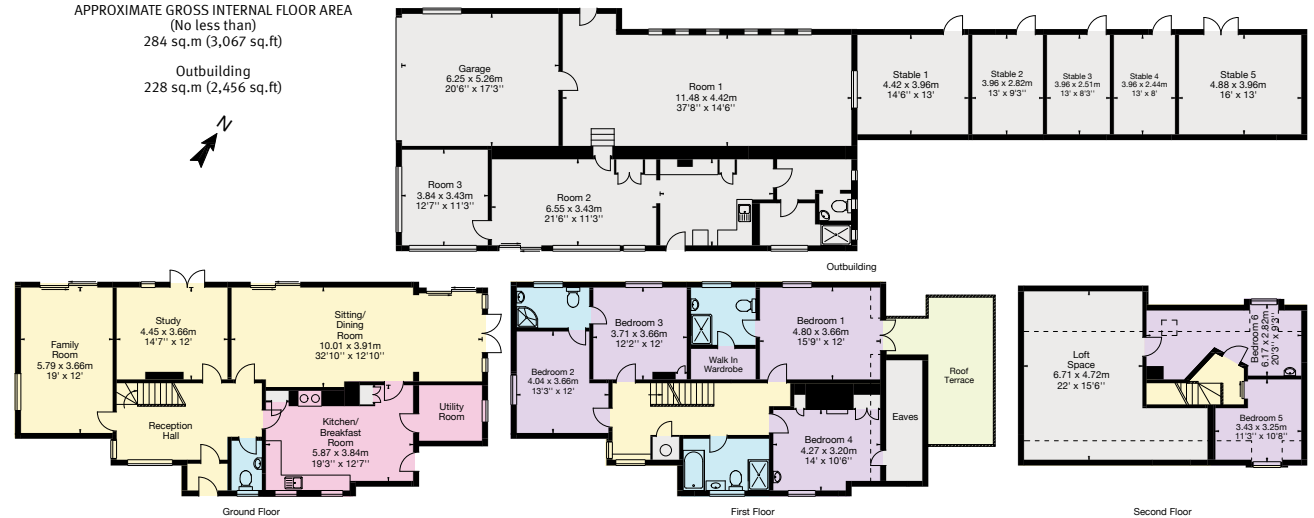
Directions (BS26 2HT)

From the M5, exit at J21 taking the A370 exit to Weston-Super-Mare. At the next roundabout take the first exit onto the A370 towards Congresbury. After 0.3 miles turn right into West Rolstone Road and continue onto Riverside through East Rolstone. Continue for approximately 1.5 miles into the centre of Banwell turning left onto West Street. After approximately 1.5 miles turn right into Church Road until you reach Barton Road which will be on your right hand side. The entrance to The Paddock will be found on the left hand side after approximately 2.3 miles.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)

284 sq.m (3,067 sq.ft)

Outbuilding
228 sq.m (2,456 sq.ft)



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