

LAUREL & WYLDE

E S T A T E A G E N T S



1 Castle Cottages Castle Hill, Banwell, BS29 6NX £595,000

*** BEAUTIFULLY PRESENTED PERIOD DETACHED COTTAGE *** THREE/FOUR BEDROOMS *** THREE BATHROOMS *** PORCH *** SUN ROOM *** LARGE KITCHEN/BREAKFAST ROOM *** SEPARATE UTILITY/STORE *** DOWNSTAIRS SHOWER ROOM *** LIVING ROOM *** RECEPTION ROOM TWO/DINING/BEDROOM FOUR *** LARGE FAMILY BATHROOM *** LARGE DRESSING AREA AND EN SUITE TO THE MAIN BEDROOM *** ORIGINAL FEATURES *** ENVIABLE VIEWS OVER THE ROLLING COUNTRYSIDE *** LARGE MODERN RAISED TERRACE *** AREA OF OUTSTANDING NATURAL BEAUTY *** GOOD SIZE PLOT IN AN AREA OF OUTSTANDING NATURAL BEAUTY *** BEAUTIFUL MATURE GARDENS WITH PLENTY OF OUTSIDE STORAGE *** SOLAR PANELS TO THE ROOF *** SECURE DRIVEWAY PARKING FOR SEVERAL SMALL AND LARGE VEHICLES *** EPC C *** COUNCIL TAX BAND D *** FREEHOLD ***

This charming period cottage offers breathtaking views over rolling fields, orchards and the Mendip Hills. The property features a delightful sunroom, perfect for soaking in the scenery, and a spacious kitchen/diner that serves as the heart of the home. A standout feature is the expansive modern raised terrace, an ideal place to sit and relax and take in the stunning views. With plenty of secure parking available, this cottage provides charm with modern practicality making it the perfect retreat.

Entrance Porch

Access to the property is via a UPVC door into a porch. The porch takes you straight into the living room.



Living Room

A front aspect room with two UPVC double glazed windows offering incredible views, original ceiling beams, ceiling spotlights, three radiators, original brick built fireplace housing a cast iron wood burning stove, stairs to the first floor landing and door to the second reception/dining/bedroom four.



Second Reception/Dining/Bedroom Four.

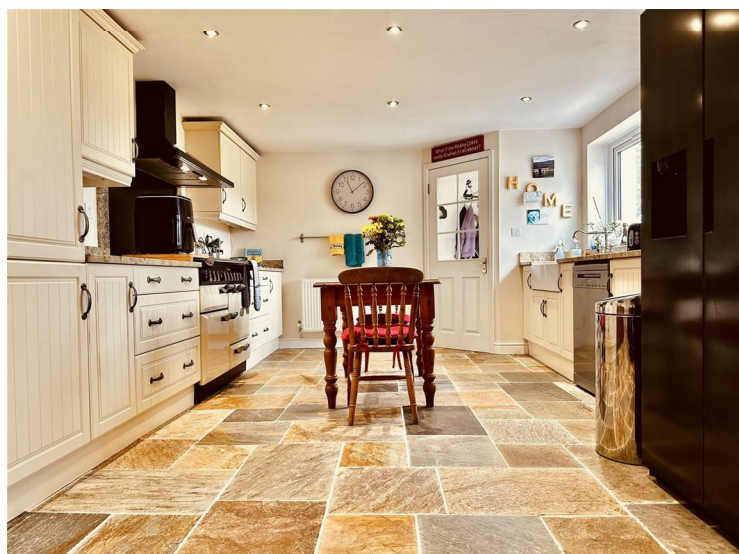
The second reception is currently used as a dining room and an office but could easily make bedroom four. There are several UPVC double glazed windows to take in the views, two radiators, original ceiling beams, there is an original exposed stone wall to the rear wall (which forms part of Banwell Castle wall), ceiling light and two wall lights.



Kitchen/Breakfast Room

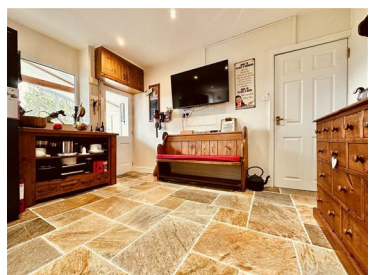
A rear aspect room with three UPVC double glazed windows, ceiling spotlights, stone tiled flooring, radiator, fitted with base and eye level units with a square edge granite work surface and splashbacks, a gas and electric 6 ring hob, two oven and grill Rangemaster cooker with a Rangemaster extractor fan over, space for an American style fridge freezer, space for a

dishwasher, plenty of space for a dining table and chairs, a built in double Belfast sink with mixer tap over, a Water Softener installed and a Sink Waste Disposal Unit, door to an inner hallway and door to the living room.



Rear Lobby/Boots/Cloakroom

Has stone tiled flooring, ceiling spotlights, a full glazed UPVC door to the patio area of the garden, radiator and a door to the downstairs shower room.

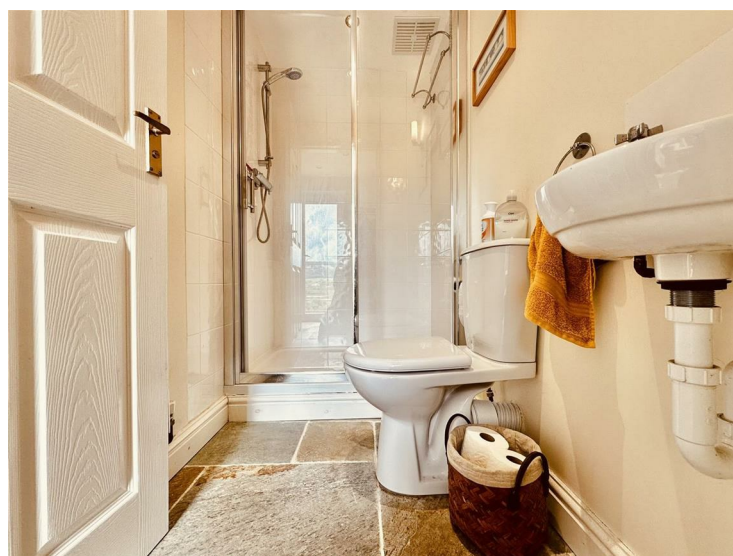


Ground Floor Shower Room

Ceiling spotlights, stone tiled flooring, radiator, low level WC, wash hand basin, wall light, extractor fan and a step in double shower enclosure housing a mains shower system

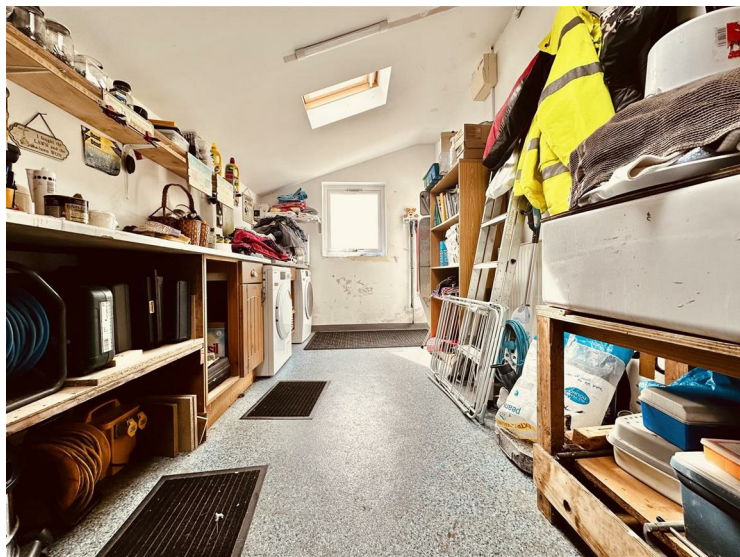
Sun Room

A rear aspect room with a vaulted ceiling with exposed apex wooden beams. This room opens you to enviable views over orchards, rolling fields, the Mendip Hills and also a glimpse of Winscombe Church in the background. stone tiled flooring, ceiling light, two wall mounted electric heaters and a wooden glazed door into the large kitchen/breakfast room.



Utility Room/Large Store Room

Has a front aspect UPVC double glazed window, vinyl flooring, two Velux windows, ceiling light, base and eye level units with a worktop over, space and plumbing for a washing machine, radiator and a freestanding Belfast sink.



Landing

At the top of the landing is a radiator, a UPVC double glazed rear aspect window, ceiling light, doors to the bedrooms and the family bathroom.

Main Suite

A rear aspect room with a UPVC double glazed window offering those fantastic views, LVT wood effect flooring, ceiling light, radiator and an opening and step down to a large dressing room area



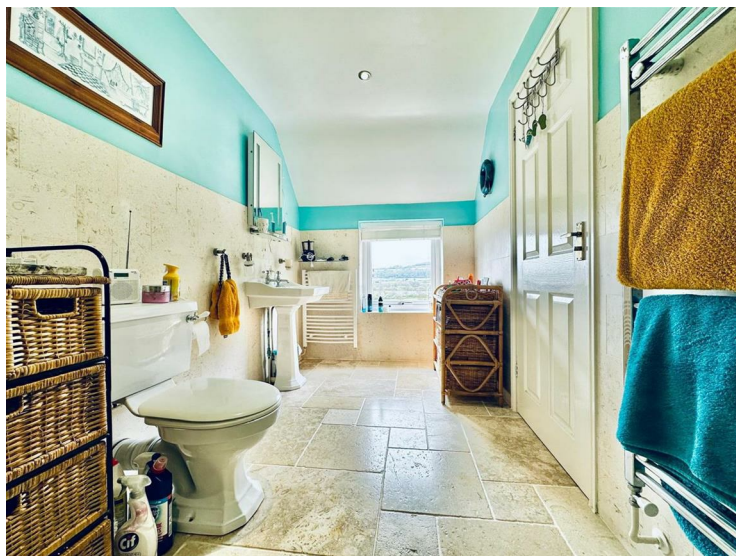
Dressing Room

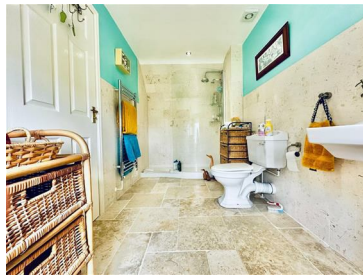
Has LVT wood effect flooring, ceiling spotlights, a front aspect UPVC double glazed window, radiator and one wall fitted with wardrobes with sliding doors, door to a large en suite shower room.



En-Suite

A front aspect room with a UPVC double glazed window, ceiling spotlights, radiator, wash hand basin, low level WC and a step in shower enclosure housing a mains shower system.





Bedroom Two

A front aspect room with a UPVC double glazed window offering views, LVT wood effect flooring, ceiling light, radiator, built in wardrobe.



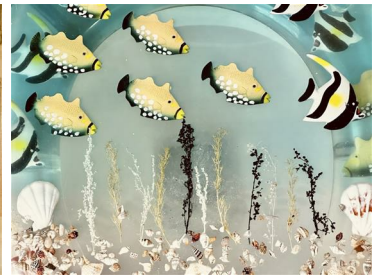
Bedroom Three

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, loft hatch giving access to the roof space and a built in cupboard



Family Bathroom

Is a front aspect room with UPVC double glazed windows offering amazing views, tiled flooring, ceiling light, wall mounted ladder style radiator, low level WC, wash hand basin, shaver point and light, a freestanding Victorian style slipper bath with Victorian telephone taps to one end and a step in corner shower enclosure housing a mains shower system.



Garden

As you enter the second set of wooden gates to the additional parking area you will find a shed and a log store. There is an original feature wooden ornate gate giving access to the outside grass verge. A pathway with flower, shrub and tree borders taking you to the beautiful rear garden and it endless, enviable views over fields, orchards and The Mendip Hills. There is a large raised terrace area enclosed by modern glass panelling leading out from the sun room to be able to sit and take in nature and its surroundings. Steps and a path take you to an additional patio area and a large expanse of lawn with flower, shrub and tree borders. There are an additional two sheds for storage and plenty of seating areas, two outdoor taps and outdoor lighting.

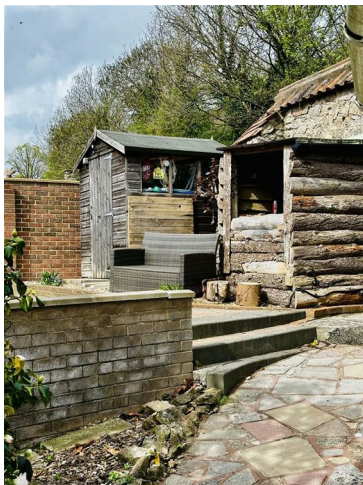
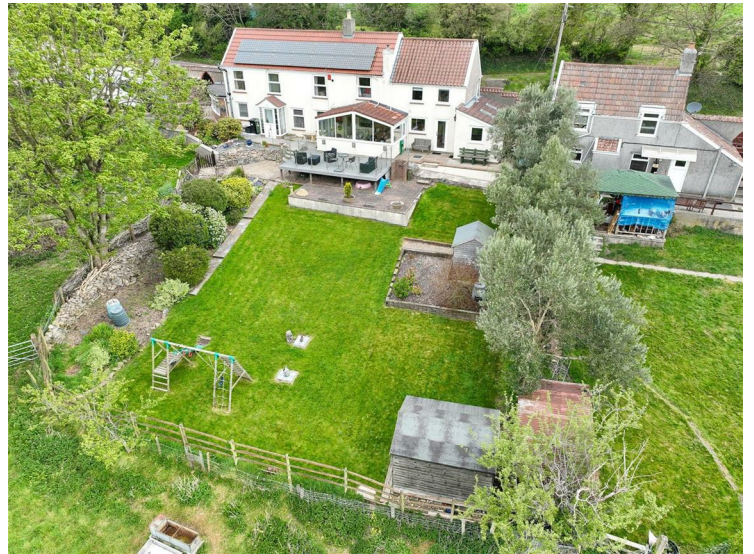




Enclosed Courtyard/Parking

Access to the property is via double wooden gates straight to a large block paved driveway with parking for approx. 10 vehicles. There are additional wooden gated to another secure parking area which could easily house a large motor home type vehicle

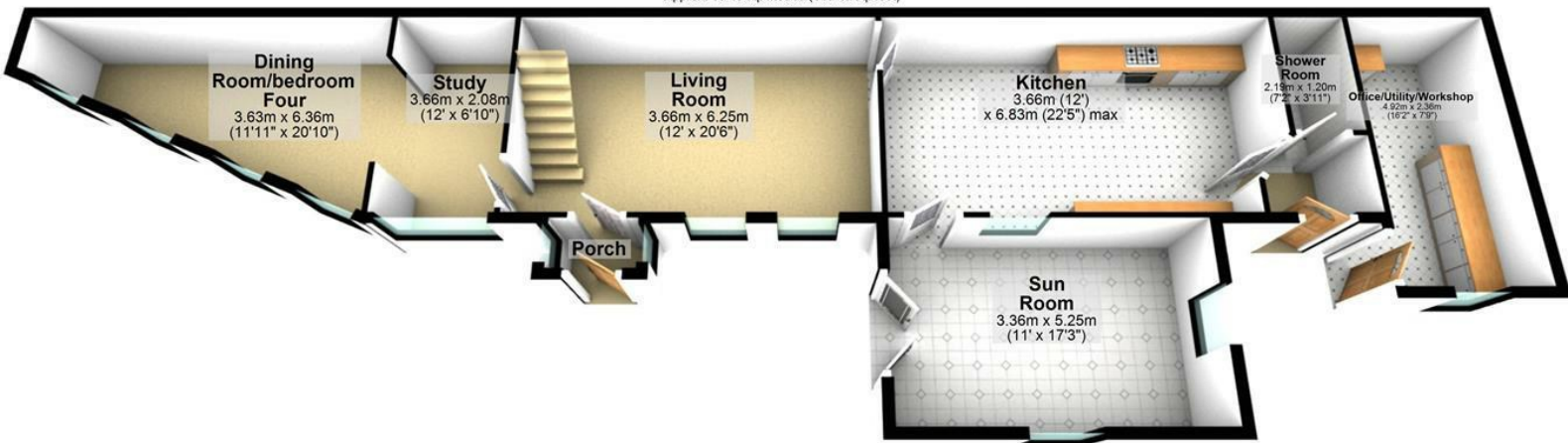
Plot and Location



Parking



Ground Floor
Approx. 107.6 sq. metres (1157.9 sq. feet)



First Floor
Approx. 58.6 sq. metres (630.8 sq. feet)



Total area: approx. 166.2 sq. metres (1788.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76 86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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