

74 High Street Banwell BS29 6AG

£650,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
2130.40 sq ft



BEDROOMS
3



RECEPTION ROOMS
4



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D

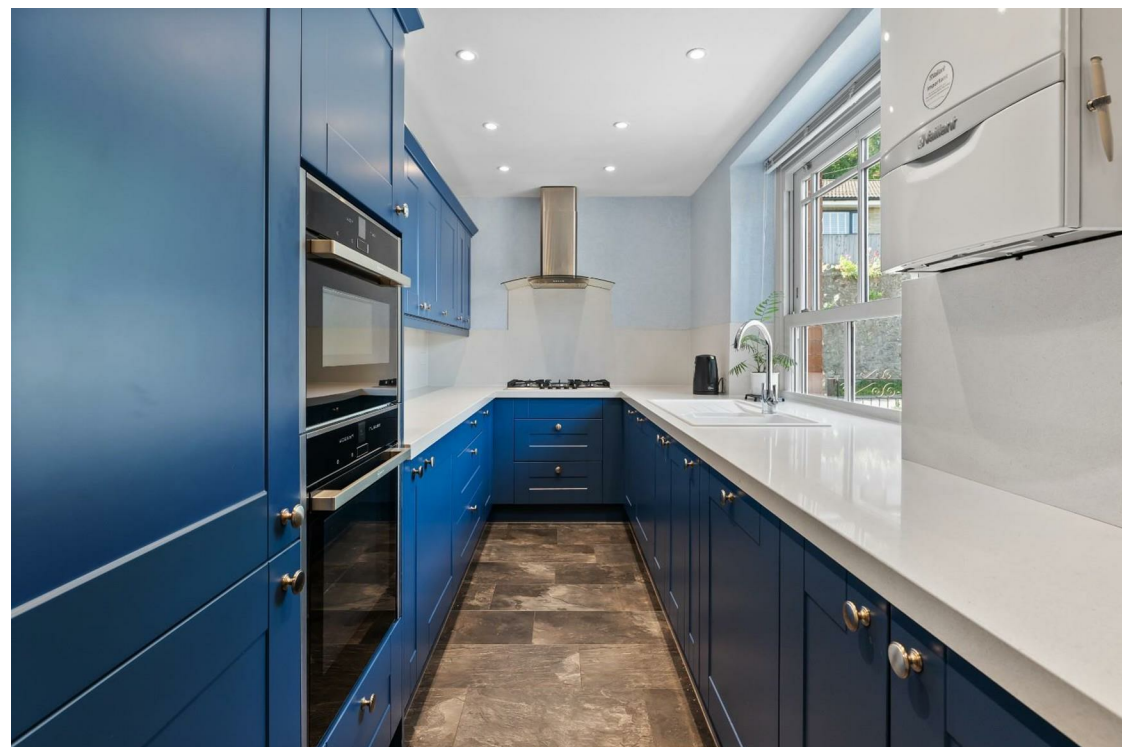


COUNCIL TAX BAND
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A truly unique opportunity to acquire this remarkable detached period residence, nestled in an elevated position on the fringes of Banwell's hillside and offering breathtaking panoramic views across the Mendip Hills, the Bristol Channel and as far as Bristol Airport. Vale View is believed to have been originally constructed in the 1880s. This character-filled home has been thoughtfully and lovingly renovated to create a versatile and beautifully presented living space arranged over three floors. The accommodation is accessed via a welcoming entrance hall, leading to a charming sitting room with a decorative fireplace and triple-aspect windows that frame the stunning outlook over the North Somerset countryside, Bristol Channel and the Welsh Hills beyond. A beautifully fitted kitchen enjoys a range of integrated fitted wall and base cabinets with a range of integrated appliances and finished with elegant Quartz work surfaces. This space flows seamlessly into the dining room, creating a sociable hub ideal for entertaining. A rear boot room/porch provides access to the driveway and gardens. A lower ground floor offers a superb additional living space, comprising a second lounge with patio doors opening onto the garden patio, perfect for relaxing in the summer sun throughout the day. An unexpected surprise is a dedicated cinema room, perfect for family movie nights or entertaining guests. The lower ground floor also hosts a convenient cloakroom WC. Upstairs, the first floor boasts three well-proportioned double bedrooms, including a generous principal suite with built-in wardrobes and a luxurious four piece en-suite bathroom featuring a walk-in shower, bath, WC and wash basin. A stylish family bathroom completes the upper level, all accessed via a bright gallery landing.

The property is set within approximately one third of an acre of beautifully maintained grounds, offering a wonderful sense of privacy and space. The gardens wrap around the home and are predominantly laid to lawn, interspersed with mature shrubs, colourful borders and a variety of seating areas from which to enjoy the far-reaching views. A paved patio area provides the perfect spot for al fresco dining, while the lower garden offers further potential for landscaping or recreational use. A private driveway leads to a detached garage block, which includes two additional rooms, currently arranged as a utility room and a workshop/potting shed, both with hot water, offering excellent flexibility for potential use as home office, hobbies room, or further development (subject to any necessary consents). The layout of the grounds and outbuildings makes this property ideal for those seeking a blend of lifestyle, practicality and potential.

Vale View is ideally positioned within the historic village of Banwell, known for its charming character, community spirit and access to scenic countryside walks. The village offers a range of local amenities including shops, pubs, and a primary school, while the nearby town of Weston-super-Mare provides a wider selection of services, shopping and leisure facilities. For commuters, the property is well placed with easy access to the A370, M5 motorway and mainline rail services available from nearby Worle and Weston stations. With its elevated setting, generous plot and thoughtfully updated accommodation, Vale View presents a rare opportunity to acquire a truly special home in one of North Somerset's most picturesque locations.







Beautiful cottage with elevated views of Banwell and beyond



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious walks onto the Mendip hills

Highly regarded village primary school and Churchill secondary school and sixth form catchment

Cosy local public houses

St Andrew's Church

Easy access to Bristol city centre and M5 motorway network



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUP.