

Manor Cottages Walton-In-Gordano BS21 7AN

£425,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

864.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

On street



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

D

A pretty country home set within the picturesque village of Walton-in-Gordano - this charming cottage style property has been sympathetically updated and modernised to offer the perfect blend of cosy cottage and contemporary family home.

The traditional and beautifully tended gardens extended to the front and rear and are perfect for keen gardeners, on approach a sweeping pathway leads to the entrance, the welcoming hallway connects to the principal rooms with a delightful sitting room positioned to the front enjoying a feature fireplace. To the rear the kitchen/dining room is undoubtedly the heart of this home with butcherblock worktops balanced with modern shaker style units, the dining area is generous with room for an extendable table to seat the whole family. Beyond the kitchen is a useful utility area and a creatively designed bathroom. Upstairs the landing connects to a cloakroom and three well proportioned double bedrooms, each enjoying a different aspect with views over neighbouring countryside and gardens.

Outside the cottage stands in a generous plot with beautifully landscaped gardens to the front and rear. The gardens are the creation of the current owners who have thoughtfully planned and designed a cottage themed garden, shaped borders are featured throughout, with sweeping lawns, paths, stepping stones and various seating areas. The gardens also enjoy a water feature and arbours helping to divide the spaces into outside rooms. There is a potting shed to the side of the house, an old pigsty has been transformed into a workshop with electricity, and a large shed attached to the decked area overlooking the rear garden plus a bike shed. The garden is planted with an array of herbaceous and perennials with mature trees and hedging.

Walton-in-Gordano is a small but incredibly pretty village set within the Gordano Valley. A variety of footpaths connect to woodlands and coastal walks, Clevedon can also be accessed on foot via the golf course footpath. Fresh eggs can be purchased from the village farm, yet Clevedon and Portishead are only a short car journey away. The newly opened White Hart is also accessible by a public footpath from the village.

The property is also sold with no onward chain.



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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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...



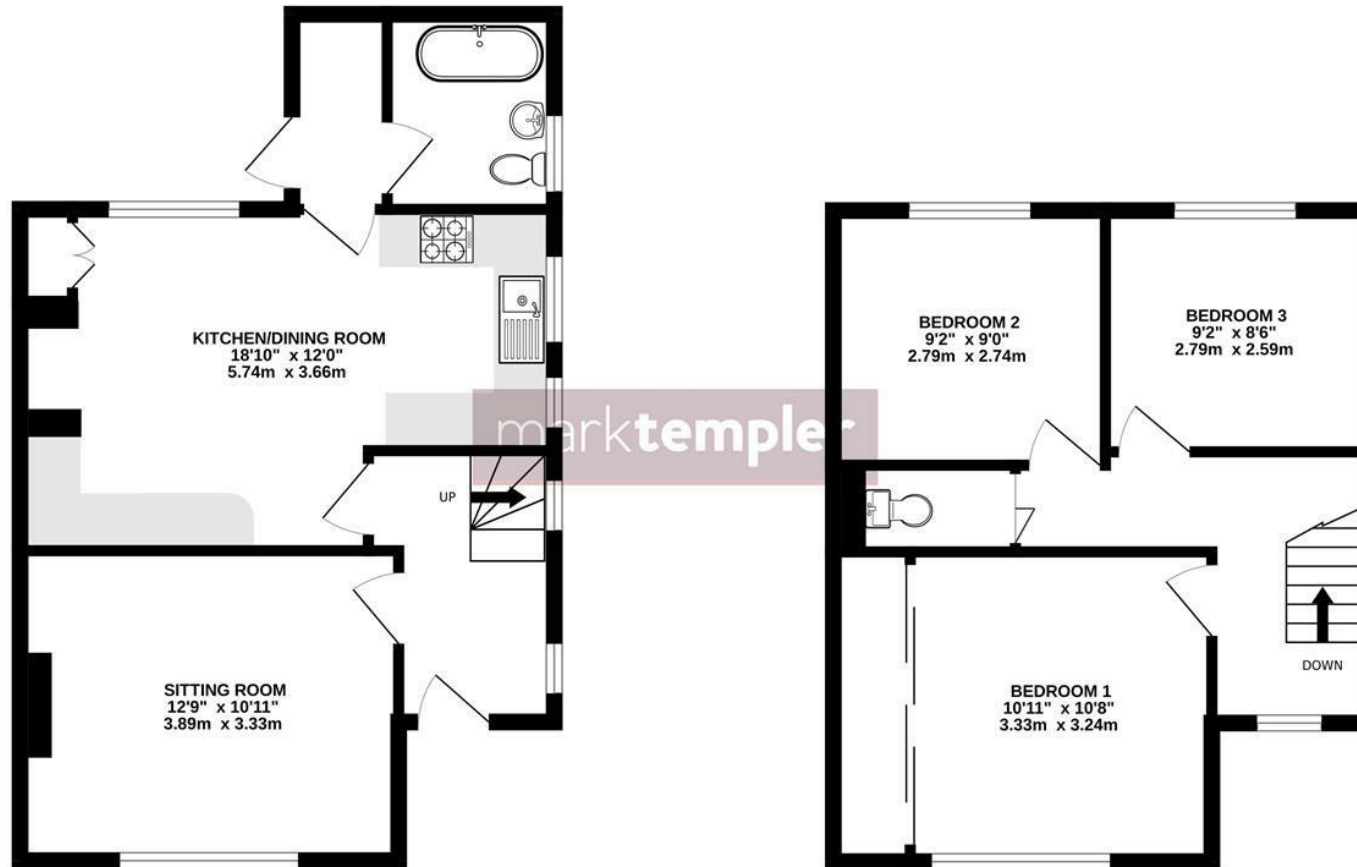
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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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.
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