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**CANADA COOMBE, HUTTON, NORTH SOMERSET. BS24 9UU**



**£490,000 FREEHOLD**

# Passionate about Property

GORGEOUS DETACHED COTTAGE WITH SUBLIME VIEWS! If you are in the market for something individual, dripping with period charm in one of the most enviable locations in the local area, then this wonderful two/three bedroom home could be for you. Situated in the heart of Canada Coombe, on grounds believed to be in the region of a third of an acre, the property provides much to enthuse about, including a bespoke kitchen/ breakfast room, utility, open plan living / dining room and a large garage.

## Location

The property is set in a delightful rural location on the edge of the picturesque Mendip Hills, a short drive from the sought after Village of Hutton which in previous years has received a number of awards in the RHS Britain in Bloom competition. Hutton is surrounded by beautiful open countryside and benefits from a local Primary School, Church, Village Hall and Public House/ Restaurant. The property is within easy reach of several local Golf Clubs, The Beach Lawns and Weston sea front with a wide range of shopping and leisure facilities available in Weston-super-Mare town centre, including: The Indoor Sovereign Shopping Centre, a wide range of Retail Outlets, High Street Banks, Doctor and Dental Surgeries, Professional Services, Restaurants, Cinema, Theatre and the famous Weston Pier. There is a comprehensive range of pre-school, primary and secondary education available in the area with private schooling at Sidcot, Bristol, Bath & Wells.





### Directions

From the M5 Motorway Junction 21 proceed along the A370 towards Weston-super-Mare. At the roundabout with Morrison's Supermarket on the right proceed straight ahead onto Somerset Avenue. At the roundabout, take the 2nd exit and at the next roundabout take the 2nd exit onto Herluin Way (A370). Approach the traffic lights in the left hand lane and at the 2nd set of lights turn left onto Winterstoke Road. Proceed straight ahead at the roundabout and follow the road over the railway bridge for approximately 0.5 mile. At the mini roundabout turn left onto the Oldmixon Road and proceed for approximately 0.5 mile into the Village of Hutton. Continue through the village passing 'The Old Inn' and Moor Lane on the left hand side and the Primary School and village hall on the right. Proceed up the hill and where the road bears left, turn right onto Canada Coombe. Follow the road and when you see the double garage marked Maple Cottage on your left, please park on the driveway in front of it.

### Entrance Hall

Stable door to front entrance. Tiled flooring. Carpeted stairs to first floor. Doors to:

### Study/Bedroom 3

Upvc double glazed window offering a fabulous far reaching view over the Estuary towards the Welsh coastline. Carpeted flooring.

### Kitchen / Breakfast Room

Bespoke fitted kitchen with built in oven and electric hob, space for appliances and a breakfast bar built into the box bay Upvc double glazed window to enjoy the view. Tiled flooring. Access to:

### Living/Dining Room

Attractive room over two tiers providing a comfortable open plan space for living and dining areas. Two Upvc double glazed windows to the rear. Carpeted flooring.





### Utility Room

Upvc double glazed window to front. Built in wall and base units with space for appliances. Tiled flooring. Door to:

### Downstairs Shower Room

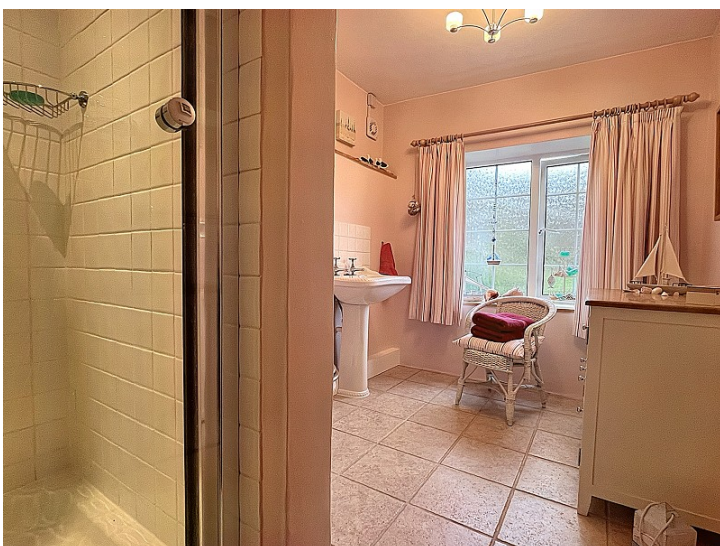
Upvc double glazed window to rear. Tiled flooring. WC. Pedestal wash basin. Shower cubicle.

### First Floor Landing

Carpeted landing. Doors to:

### Bedroom 1

Two Upvc double glazed windows to the side elevation. Loft access. Carpeted flooring. Door to a large walk-in wardrobe.





### **Bedroom 2**

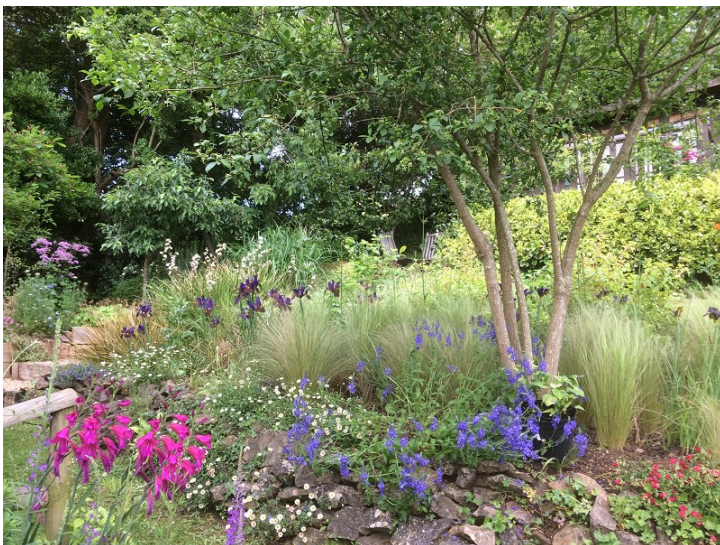
Upvc double glazed window to side. Carpeted flooring. Door to walk-in cupboard.

### **Gardens**

Our vendors have lovingly landscaped and maintained the generous gardens around the property with great passion since acquiring the property 19 years ago. The garden now provides several seating areas to enjoy the view, a summerhouse, greenhouse and garden shed. In full bloom this garden is spectacular, a real treat on the senses! Stone paved steps provide easy access down to the double garage and parking.

### **Garage & Driveway.**

A large garage with an electric folding up and over door, power and light. The driveway provides off road parking for one vehicle.



# Passionate about Property

Approx Gross Internal Area  
95 sq m / 1019 sq ft



Ground Floor  
Approx 60 sq m / 651 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>  |         |           |
| (92+) <b>A</b>  |         | 105       |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  | 55      |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>  |         |           |
| <b>England, Scotland &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span> |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract