

estate agents **auctioneers**



2A The Paddock, Banwell, BS29 6DH  
Offers In The Region Of £775,000



An exceptional and individual large new build family home in Banwell

- Circa 2,830 sq ft
- Open plan Kitchen Diner
- Luxurious fittings throughout
- 5 bedrooms
- Principal suite with dressing area and ensuite shower room
- Second bedroom with ensuite shower room
- High end kitchen appliances
- Utility room
- Large garage
- Air source heatpump and solar panels

#### The Property

This newly constructed (2830 sq ft) five-bedroom detached family house is located in a secluded and sought after cul de sac in Banwell, North Somerset. The property offers modern living in a peaceful setting, with generous accommodation set over two floors. The exterior of the house is designed with simple, elegant shapes and materials and traditionally styled. The interior is filled with light and provides views of the wrap around garden. Upon entry you are greeted by a generous hallway, flanked by a cosy snug and the downstairs cloak room. Adjacent is the main living area complete with log burner within an illuminated inglenook fireplace and double doors leading to a dining area/sun room. From here access to the garden is provided via bi fold doors. The kitchen area which provides ample space to dine and entertain has a feature central granite island with induction hob and extractor, mixture of matt finished full height and base units and further integrated appliances; fan/steam/microwave ovens, full height refrigerator, warming drawer and a wine cooler. A separate utility room offers full height freezer, plenty of storage and space for laundry, with a further access point to the garden. The garage is very generous ( "20'6 x 15'4") and has the added benefit of an electric up and over door.

Upstairs, the hallway leads to five bright bedrooms. The principal bedroom has a large ensuite with super sized shower, twin sinks and storage plus a large walk-in dressing area. There are four more double bedrooms, one with an ensuite shower room, and two dormer style rooms have built-in storage. A family bath and shower room also serves this floor. The house has an air-source heat pump for efficient underfloor heating on the ground floor and solar panels for extra energy efficiency. The private garden to the rear features established shrubs, trees and a glorious lawned area with a porcelain patio.

#### Location

The North Somerset village of Banwell is within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - [www.banwell.info](http://www.banwell.info).

#### Other Information

Freehold.  
Council Tax Band: New build - rate not available yet

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not have been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



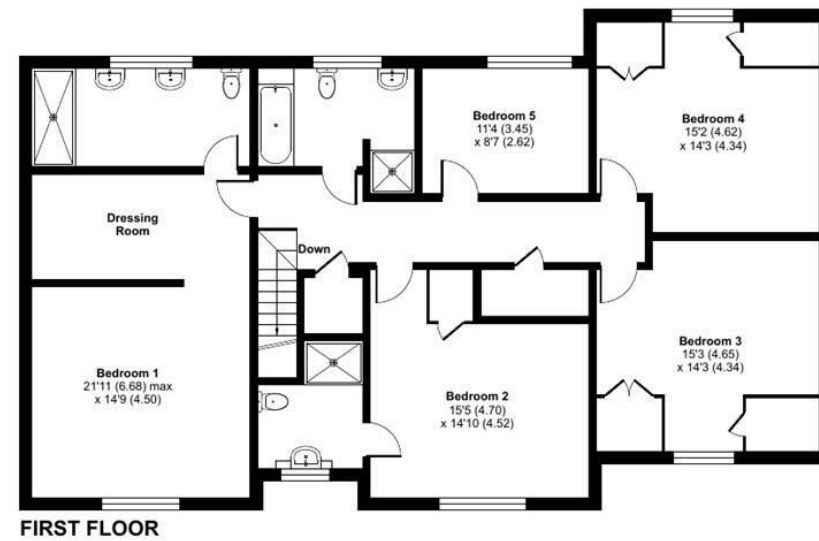
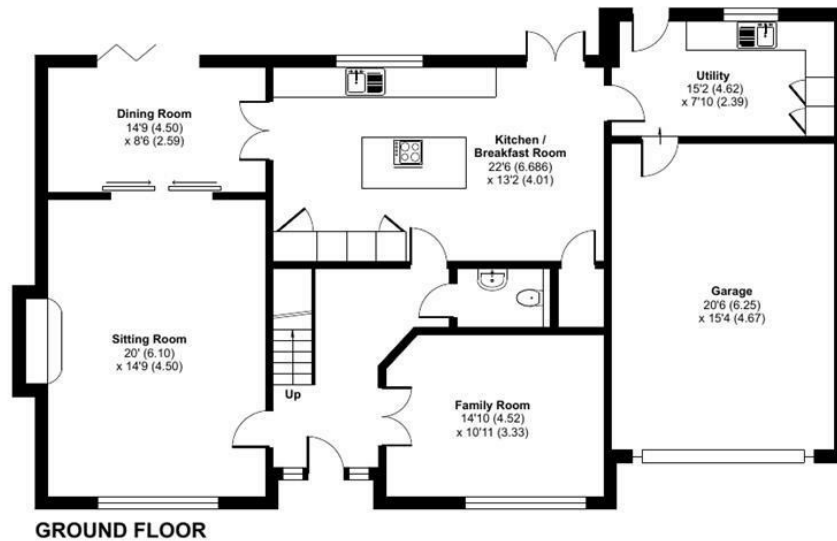
# 2a The Paddock, Banwell, Somerset, BS29

Approximate Area = 2760 sq ft / 256.4 sq m

Garage = 316 sq ft / 29.3 sq m

Total = 3076 sq ft / 285.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chemcom 2024. Produced for Hollis Morgan. REF: 1135112



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| 96  | 96        |   |           |
|   |           |   |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

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