



## 3 HUTTON HILL

Weston-Super-Mare, BS24 9SX

Price £399,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A truly wonderful detached cottage in the lovely countryside of Hutton, believed to have been built around 200 years ago and formally known as 'The Old Inn' pub. Previously three separate cottages but now a large detached residence which measures over an impressive 2000 square feet, with a tiered garden with wonderful views over the surrounding countryside. Boasting an abundance of character throughout, the ground floor accommodation comprises in brief, entrance hall, kitchen with a large pantry room, living room with feature wood burner and front porch, a large and light sitting room, inner hallway with storage and downstairs cloakroom. The first floor benefits a large split level landing with access to four double bedrooms with an en-suite to the master, family shower room and utility room which houses the modern gas central heating boiler. Access via the landing up to a storage room and door to the rear gardens which is impressively private and enjoys multiple areas in which to entertain and enjoy the views. Situated to the front of the property is a traditional cottage front garden with an array of plant plots and side steps up to the garden. The vendor has loved living here for over 40 years and always been able to park directly to the front of her home with the ample on street parking available. We highly recommend a viewing to appreciate what this 'one of a kind' cottage has to offer.

## Situation

126 meters - Bus Stop  
 2.47 miles - Weston Sea Front  
 1.13 miles - Convenience Shops  
 0.61 miles - Hutton Garden Centre  
 1.75 miles - Weston General Hospital  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: D  
 Tenure: Freehold  
 EPC Rating:



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

# PROPERTY DESCRIPTION

## Main Entrance

Barn door opening into the hall with double glazed window to front, archway to kitchen and door to;

## Pantry/Store

11'4" x 7'1" (3.45m x 2.16m)

A useful pantry/storage room with power and light which was previously incorporated with the kitchen as a dining area. If prospective buyers wished to do the same, they would need to remove the stud wall that was erected.

## Kitchen

15'0" x 9'2" (4.57m x 2.79m)

Double glazed window to front, the kitchen comprises a range of eye and base level units with worktop space over, inset sink with adjacent drainer and mixer tap over, integrated fridge/freezer, full size range cooker with extractor hood over and door to;

## Living Room

19'1" x 11'6" max (5.82m x 3.51m max)

Double glazed window to front with door to a front porch with access to the front of the property, Inglenook exposed stone fireplace with wood burner, wall lights, recess which is ideal for dining area, radiator and doors to the Sitting Room and Hallway.

## Sitting Room

21'7" x 15'2" (6.58m x 4.62m)

A light and airy room with two double glazed windows to front and door opening to the front of the property, exposed stone fireplace with wooden central beam, television and telephone points, radiators and door to the hallway.

## Hallway

Stairs rising to first floor landing with under-stair storage, door to the sitting room, radiator and door to;

## Downstairs Cloakroom

5'10" x 5'2" (1.78m x 1.57m)

Obscure double glazed window to side, white suite comprising low level WC and hand wash basin with taps over, cupboard and radiator.

## Split Level Landing

23'10" x 5'10" (7.26m x 1.78m)

Window to rear and ceiling skylight, two radiators, doors to all bedrooms and utility room, door with stairs leading up to a storage room and access to the garden.

## Bedroom One

18'0" x 16'8" (5.49m x 5.08m)

Two double glazed windows to front, radiator and door to;

## Four-Piece En-suite

8'8" x 7'3" (2.64m x 2.21m)

Double glazed window to side, suite comprising low level WC, hand wash basin, panelled bath with corner shower cubicle and radiator.

## Bedroom Two

12'3" x 11'2" (3.73m x 3.40m)

Double glazed window to front and radiator.

## Bedroom Three

11'6" x 11'2" min (3.51m x 3.40m min)

Double glazed window to front and radiator.

## Bedroom Four

10'7" x 9'9" (3.23m x 2.97m)

Double glazed window to front and radiator.

# PROPERTY DESCRIPTION

## Shower Room

11'0" x 6'9" (3.35m x 2.06m)

Double glazed window to side, suite comprising low level WC, hand wash basin and generous shower cubicle, radiator.

## Utility Room

8'5" x 5'8" (2.57m x 1.73m)

Large walk-in room housing space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' boiler and loft access.

## Rear Garden

A fantastic private and enclosed rear garden with an area laid to level lawn, steps up and pathways for access, various areas with superb potential, a stone built potting shed. The garden benefits from lovely views over neighbouring rooftops and Mendip Hills beyond.

## On Street Parking

The vendor has lived in this property for over 40 years and has advised there is ample on street parking and she has never struggled to park multiple vehicles outside the front of her property.

## Material Information

We have been advised the following:

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).

















Total area: approx. 2147.9 sq. feet  
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

