



8 Hill Path,
Banwell, BS29 6AB

debbie fortune

8 Hill Path, Banwell, North Somerset, BS29 6AB

Price: £375,000

- Detached three/four bedroom home with parking and plentiful gardens
- Deceptively spacious accommodation arranged over three floors

DESCRIPTION

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, this superbly positioned detached cottage, benefits from far reaching views and approximately half an acre of small holding land.

Arranged over three floors, this quirky country cottage consisting of a spacious lounge, playroom/office, three bedrooms, two bathrooms, kitchen diner, utility room and a separate annex with adjoining wet room. All with the same breath taking views!

The details of this property are not to be idled, from the bonny cottage exterior, solid wood doors and hardwood flooring, to the neat and modern kitchen and bathrooms, giving you the best of both old and new styles!

The main entrance opens into the lounge with feature fireplace and stunning rural views, whilst the traditional porch entrance opens into the lobby, laid with large stone flooring, and fitted handy storage space. The ground floor shower room is located just off the lobby and next to the study/playroom with an envious outlook.

The kitchen is located downstairs and is fitted with modern wall and base units, Belfast sink and range style cooker with access to the utility room.

The three bedrooms are spread evenly on the top floor, all with freshly painted white walls and newly fitted carpets and share a large stylish bathroom.

The annex has a mezzanine space perfect for a bed, storage or study and even benefits from it's own walk in wet room.

The property offers two parking spaces, one on the immediate driveway and another space located up and behind the property, alongside a level garden. Another enticing aspect is the approximate half an acre of land positioned within easy eyesight of the property, and benefits from a small decking arrangement surrounded by sweet shrubs and bushes, WITH A VIEW!

- Converted garage in a mezzanine layout that could be used as an annex
- Land, half an acre, classed under a 'small holding' title, ideal for chickens and goats or even to grow your own vegetables

SITUATION

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.

DIRECTIONS

From the direction of Sandford continue on the A368 Towerhead Road into Banwell. At the crossroads continue straight over on up into the High Street. Keep left onto 'Hill Path' and carry on until you see the property on your right hand side, there is parking located just above.

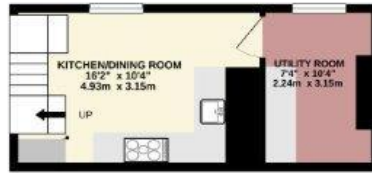
EPC rating E

Our vendor says ... This has been a fantastic home to us, and a wonderful first experience of having the space to keep goats and chickens. Living away from a main road is a real treat and Banwell is a lovely village and community to live in. We will really miss the spectacular views from the house and garden!

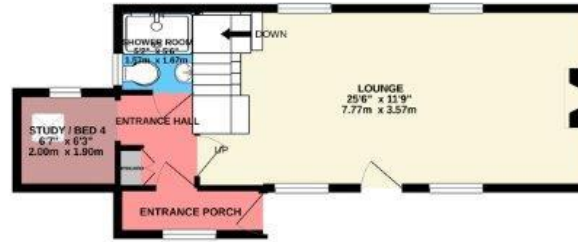
We have noticed ... This charming cottage is conveniently located away from the hustle and bustle and perched at the top of 'Hill Path', surrounded by an array of country walks and within easy reach of local amenities, this really is a fantastic property!

Floorplan

LOWER GROUND FLOOR
224 sq. ft. (20.8 sq. m.) approx.



GROUND FLOOR
423 sq. ft. (39.3 sq. m.) approx.



1ST FLOOR
359 sq. ft. (33.3 sq. m.) approx.



TOTAL FLOOR AREA : 1006 sq. ft. (93.4 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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