



Elm Hayes

Moor Road, Banwell, BS29 6EF

debbie fortune



Elm Hayes, 42 Moor Road, Banwell, BS29 6EF

Price: £400,000

- Characterful detached period Cottage
- In need of modernisation and updating
- Beautiful edge of village position

DESCRIPTION

This unique and individual character property has been the much loved family home of our vendors for many years, now in need of some updating it presents the perfect opportunity for buyers looking to create their own dream home in the country.

Set up a long private driveway which allows the property to enjoy a high degree of privacy, you arrive at a parking area with ample space for several vehicles. Continuing through a pretty wrought iron gate you arrive to the front elevation of the house and the beautiful front garden. The house features a handsome painted stone façade with a lovely traditional clay tiled roof and pretty porch.

On entering the property, there is a welcoming entrance hallway with a sitting room to the left with a lovely inglenook fireplace with a gas stove and a characterful exposed stone wall. To the opposite side of the hallway is another generous reception room, again featuring a smaller period fireplace with a wonderful Oak mantle, and a delightful window seat. To the rear of the ground floor is a spacious kitchen/breakfast room fitted with a range of beech fronted units with space for a 'Rangemaster' style cooker and a free-standing fridge freezer. There is a practical tiled floor and access to a small side utility space.

A third reception room, which is currently being utilised as a storeroom, has huge potential to be transformed into a formal dining room or even a kid's playroom/fourth bedroom. There is also a useful ground floor bathroom with a full three piece modern bathroom suite.

On the first floor are the three bedrooms, two of which are good size doubles with the third a generous single, along with a further shower room.

Our vendor says ... Growing up in Elm Hayes was wonderful. Banwell has a fantastic community and I have very fond memories of playing in the garden and nearby river and hearing the church bells ring on a summers evening. Or being nice and cosy playing inside near the stove.

Myself and my brother will be sad to see the property go but we hope the next owners enjoy it as much as we have.

- Three bedrooms/three reception room/two bathrooms
- Generous private garden siding onto open fields
- Lots of original character and features

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

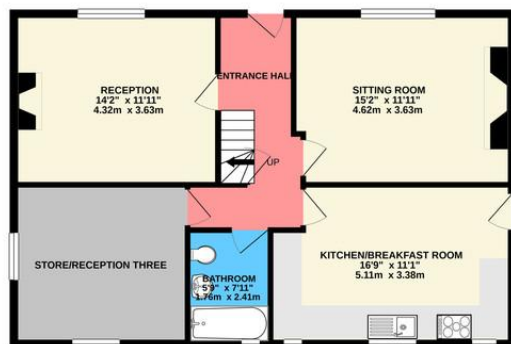
From the centre of Banwell, turn into Church Street, past the Brewers Public House into Riverside and continue until past the last cottage on the left by a small stone bridge and turn left here into Moor Road. Continue along this road and the driveway for Elm Hayes can be found on your left hand side.

EPC rating TBA

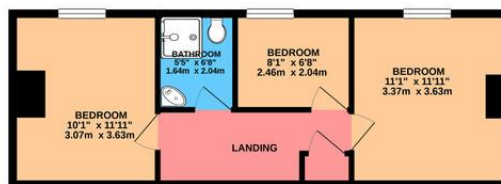
We have noticed ... This charming family home may now be in need of some TLC but it has all the character and appeal you could wish to find in an old period farmhouse. If restoring and renovation is your thing, this is a very very rare opportunity you really wouldn't want to miss.

Floorplan

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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