



**Canada Coombe, Hutton**  
**£450,000**



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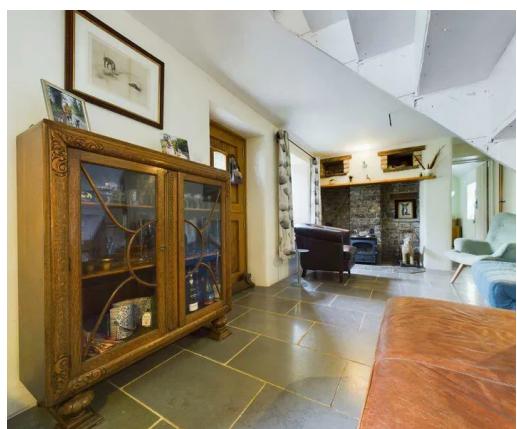
**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Chestnut Cottage is a truly enchanting two-bedroom "chocolate box" cottage, idyllically positioned within a secluded hamlet of just four homes, set in the heart of an Area of Outstanding Natural Beauty on the western edge of the Mendip Hills.

This charming freehold property enjoys far-reaching views across the coombe and is complemented by extensive, beautifully arranged sloping gardens, complete with terraced patio areas, secluded garden nooks, a paddock ideal for a small holding, and a variety of useful outbuildings including a shed and refurbished wood store. There is also a substantial area of parking.



The cottage is rich in character throughout. Entry is via a solid oak stable door into the welcoming living/dining room, where two wood-burning stoves create a warm and inviting atmosphere—one set within a stunning inglenook fireplace featuring bread and cheese warming shelves and a traditional flagstone hearth. From here, doors lead to the country-style kitchen, bathroom, and utility room, while an open-tread staircase rises to the first floor. Also on the ground floor is a delightful garden room/snug, offering a peaceful space to relax and enjoy views of the gardens.

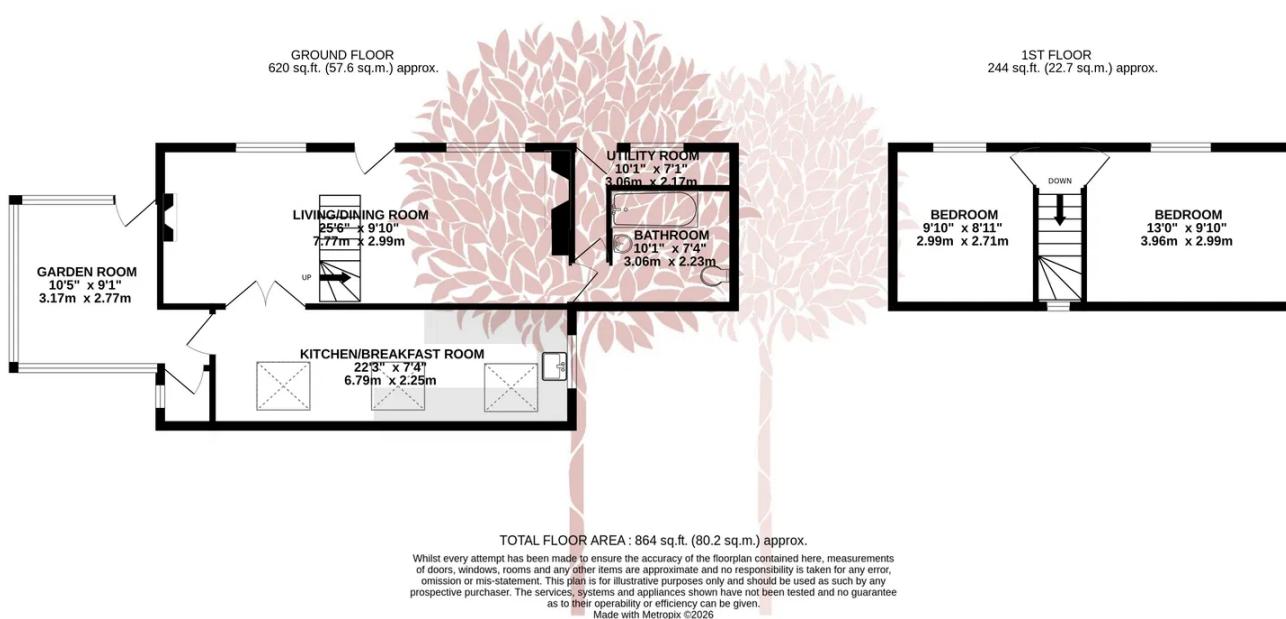
Upstairs, the cottage provides two charming bedrooms, each offering cosy and characterful accommodation. The former wood store has been thoughtfully refurbished and transformed into a versatile home office or social space, ideal for modern working or creative pursuits.

The property is located on a private road designated as a bridleway, enhancing the sense of seclusion and rural charm. A previously approved (now lapsed) planning application for a two-storey side extension offers future potential (Planning Ref: 17/P/0898/F).

Despite its tranquil setting, Chestnut Cottage is conveniently positioned on the outskirts of the sought-after village of Hutton, which offers a range of local amenities, excellent schooling options (including nearby Sidcot School), and good transport links. Mainline rail services are available at Weston-super-Mare and Worle Parkway, providing direct access to Bristol Temple Meads and London Paddington, while the M5 (Junction 21) and Bristol International Airport are both within easy reach.

With its AONB setting, extensive gardens, wealth of character, and future potential, Chestnut Cottage represents a rare and special opportunity to acquire a quintessential Somerset home.





**What we love about the property...** Private and yet not isolated.... this charming cottage occupies a lovely position in a tiny rural enclave of just four character homes, making it part of delightful small community which embraces the incredible setting they are all fortunate to share.

**Situation:** Located just outside the historic village of Hutton, this property offers an ideal blend of community, countryside, and convenience. Hutton is known for its welcoming feel, with a busy village hall, a developing community shop, and easy access to everyday essentials in nearby Locking. A local pub, primary school, doctors' surgery, takeaways, and a well-regarded garden centre are all close at hand. The neighbouring village of Bleadon, just over Canada Combe, provides a popular café for coffee lovers. Hutton itself is rich in history, centred around its medieval church and surrounded by rolling fields and scenic footpaths, offering picturesque walks straight from the doorstep. Transport links are excellent: Weston-super-Mare town centre and seafront are around 10 minutes away, Bristol Airport is just 20 minutes by car, and the M5 motorway is easily accessible via both nearby junctions, providing direct routes north and south. Train connections from Weston-super-Mare make commuting to Bristol, Bath, and London straightforward, blending village life with modern convenience.



**Material Information:** Council Tax band: D EPC Rating: F