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Estate Agents

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# Harris & Lee

Estate Agents

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*Hutton Village*

*£449,950*

- \* *Characterful 1930's Home*
- \* *Private Road Position*
- \* *4 Bedrooms, 3 Receptions*
- \* *17' Conservatory*
- \* *Fabulous Rear Garden*
- \* *Far Reaching Views*



*114 High Street, Worle, BS22 6HD*

# Moorcroft, 24 Eastfield Road, Hutton, BS24 9ST

## Description

An extremely rare opportunity to acquire a unique, characterful 1930's home occupying a slightly elevated position in a 'private road' setting, in this favoured village location. There are superb far reaching views to both front and rear aspects and this individual residence offers a wealth of flexible accommodation. The former garage has been converted into a useful study/hobby room and this home could easily be configured with '4' receptions if desired, in addition to a 17' conservatory/sitting area. The snug lounge features a wood burning stove, the master bedroom has a dressing room and the kitchen/breakfast room and bathroom have both been re-designed and re-styled. Many will appreciate the split level rear garden, which has been thoughtfully landscaped, incorporating plenty of seating areas as well as an abundance of established plants and character features. A generous elevated wooden decked seating area is a particular feature commanding views towards Weston Hillside in the distance. Very much the 'lifestyle choice', sure to tug at the heart strings, for those looking for something that little bit different!

## Accommodation

### Entrance

Storm porch with recessed part glazed front entrance door, opening to

### Entrance Hall

Laminate flooring, coved ceiling, radiator.

### Downstairs Cloakroom

Feature painted timber panelling to dado height. Low level WC plus pedestal wash hand basin. Built-in cupboard with double doors plus useful display/store recess. A particular feature of this room is an initial lobby upon entry with another built-in cupboard.

**Lounge** 13' 1" into bay x 11' 6" into recess (3.98m x 3.50m) A cosy characterful room featuring a wood burning stove, with hearth and wooden beam over. Smooth ceiling finish, radiator. Double glazed bay window to front aspect. Feature archway through to an inner hallway, leading to stairs rising to the first floor accommodation and to a study.

**Dining Room** 13' 2" x 11' 6" (4.01m x 3.50m)

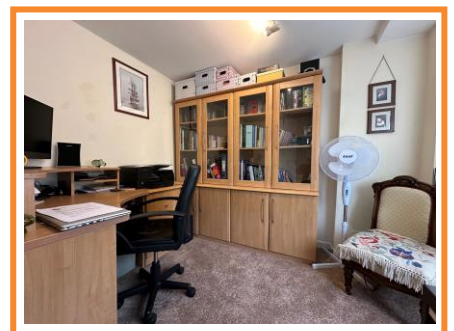
Smooth ceiling finish, radiator, double glazed bay window to front aspect.

**Kitchen/Breakfast Room** 12' 5" x 11' 5" (3.78m x 3.48m)

A re-styled room featuring grey gloss wall, base and drawer units, complemented with wooden work surfaces and breakfast bar. Sink unit with mixer tap over and tiling to splash backs. Integrated double oven and 4 ring gas hob with cooker hood over. Integrated dishwasher and fridge. Wood effect flooring. Smooth ceiling finish with inset spotlights. Radiator. Double glazed window with far reaching views to the rear aspect.



**Study** 10' 1" x 6' 10" (3.07m x 2.08m) A flexible room, converted from a former garage. Smooth ceiling finish, electric heater, double glazed bay window to front aspect.





**Conservatory/Sitting Room** 17' 1" x 10' 6" (5.20m x 3.20m) Another versatile room with double glazed windows to 2 sides, a section of the room has a smooth ceiling finish and the remaining, a perspex roof affording natural light. Radiator. Patio doors to a wooden decked seating area and the rear garden.

**Store Room/Utility** 11' 1" x 7' 8" (3.38m x 2.34m) Sink unit with mixer tap, work surfaces with space beneath for washing machine and tumble dryer.

**Downstairs Bedroom 4** 12' 6" x 9' 0" (3.81m x 2.74m) Smooth ceiling finish, radiator, double glazed window to rear aspect.



#### First Floor Landing

Glazed double doors open out onto the roof of the utility/study below. Further door to

#### Hallway

Smooth ceiling finish, access to remaining rooms.

**Bedroom 1** 15' 0" x 12' 3" (4.57m x 3.73m) max into bay. Sloping ceiling with useful eaves storage facility/low level storage. Radiator, double glazed window to front aspect enjoying views of the surrounding village.



**Dressing Room** 8' 10" x 6' 8" (2.69m x 2.03m) plus recess. Radiator, double glazed window with far reaching views to the rear aspect.

**Bedroom 2** 10' 6" up to wardrobes x 9' 0" (3.20m x 2.74m) Wardrobes fitted to one wall. Laminate flooring, radiator, double glazed window with views to rear aspect.



**Bedroom 3** 11' 0" x 9' 5" (3.35m x 2.87m) maximum. A T-shaped room with sloping ceiling. Built-in cupboards to one wall. Double glazed window with views to front.

**Bathroom** 9' 0" x 4' 8" (2.74m x 1.42m) minimum. Another re-styled room comprising panelled bath with mains shower and side screen, wash hand basin and low level WC. 'Shaker' style design and cupboards to one wall. Smooth ceiling finish with spotlights. Heated towel rail. Tiled walls. Obscure double glazed window.



#### Outside

Partly enclosed hard standing to front providing off road parking facility. The rear garden is a particular feature of this home, set over various levels, a generous elevated wooden decked seating area enjoying far reaching views towards Weston Hillside in the distance. Steps descend to a patio area with raised planters and useful store/wood store. Access to a shaped block edged patio with raised planters with shrub and tree borders. This continues to a lower patio with adjacent ornamental pond and garden shed. Feature pergola/patio seating area. Further steps down to a lower level, pathway, trees and shrubs, plus greenhouse.

## Rear Garden



## View to Rear



## Tenure

Freehold, council tax band is 'D'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 38-60mbps, source: Openreach.

**The energy rating for this property is 'D'.**

GROUND FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 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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