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Harris & Lee

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Helping you move with 100 years combined staff experience



Banwell

£340,000

- * Charming Period Property
- * 16' x 10'8" app* Integral Garage
- * Village Location
- * 3 Reception Rooms with Some Lovely Features
- * 4 Bedrooms to First Floor
- * Second Staircase to Bedroom 5/Loft



114 High Street, Worle, BS22 6HD

Description

FANCY SOMETHING A LITTLE DIFFERENT? Charming Period Property in a Village location with deceptive & versatile accommodation including 3 receptions, 4/5 bedrooms plus a 'mezzanine' level! Prepare to be surprised, lots of characterful features, sure to tug at the heart strings!!!

Accommodation

Reception Hall/Sitting Room 15' 10" x 12' 4" (4.82m x 3.76m) Measurements include stairs, A lovely entrance to this super cottage and with natural stone 'Minster' style feature fireplace incorporating gas coal effect fire. Secondary glazed sash window, feature recess to either side of the fireplace with beams and wall light points, understairs cupboard, radiator, door to garage.

Lounge 16' 3" x 14' 10" (4.95m x 4.52m) A cosy room with exposed stone walls and including fireplace with heavy beam over and with marble hearth, wall light points, two secondary glazed sash windows, radiator.

Dining Room 18' 2" x 8' 7" (5.53m x 2.61m) Vaulted beamed ceiling with 'Velux' skylight window and exposed stone wall, radiator, French door to courtyard garden.

Kitchen 13' 0" x 6' 8" (3.96m x 2.03m) Aga area 1.80m(5'11)x1.60m(5'3) Deep red two oven gas 'Aga' with matching 'Aga' gas central heating unit to the side, tiled floor. Fitted with a range of cream finish base and matching wall units with timber effect worktops and tiled splashbacks. Features include, single drainer stainless steel sink with mixer tap over, plumbing for dishwasher, space for cooker, plumbing for automatic washing machine, glazed door with matching side screen window to courtyard garden, tiled floor, spotlights.

First Floor Landing

Radiator, stairs on up to second floor, window.

Bedroom 1 12' 5" x 10' 0" (3.78m x 3.05m) excluding wardrobe and door, Radiator, secondary glazed sash window, large built in double wardrobe with pine doors.

Bedroom 2 12' 5" x 10' 4" (3.78m x 3.15m) max into recess to either Radiator, secondary glazed sash window.

Bedroom 3 15' 0" x 6' 3" (4.57m x 1.90m) min Measurements exclude built in double wardrobe with pine doors and large door recess. Victorian style fireplace and surround, secondary glazed sash window with window seat, radiator.

Stairs Leading To

Mezzanine Bedroom Area

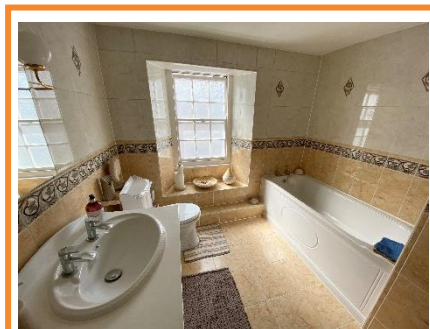
Vaulted sloping ceiling, balustrades overlooking lower level. Floor measurements at ground level with max ceiling height of 2.36m(7'9). Skylight window, exposed beams.

Bathroom

10' 0" x 8' 0" (3.05m x 2.44m) Extremely well fitted with white suite of panelled bath, pedestal wash hand basin in vanity unit with cupboard under, low level WC, tiled shower cubicle with 'Gainsborough' shower over. Tiled walls and floor, sash window, ladder style towel rail, radiator.

Study

12' 6" x 11' 0" (3.81m x 3.35m) max Measurements include built in double shelved airing cupboard housing lagged hot water cylinder. Exposed stone wall, radiator, glazed door and window to:



Stairs leading to:

Bedroom 4 12' 11" x 9' 0" (3.93m x 2.74m)

Sloping ceiling measured at eaves height 1.02m(3'4) and max. ceiling height of 2.18m(7'2). Skylight window, Measurements exclude built in double wardrobe.

En-Suite Shower Room 8' 7" x 4' 10" (2.61m x 1.47m)

Fitted with white and chrome suite of pedestal wash hand basin, low level WC, shower cubicle with independent shower over. Tiled floor, mosaic tiled wall and splashbacks.

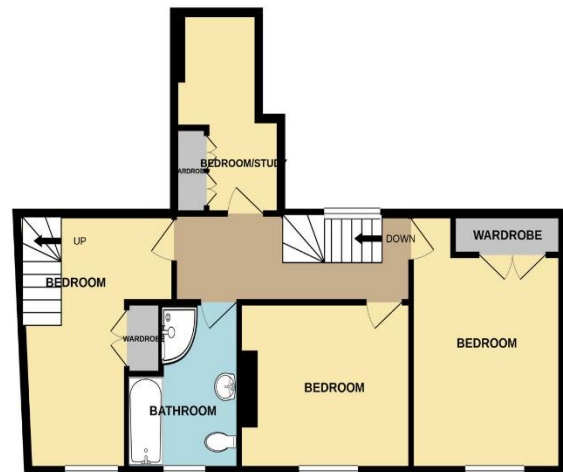
Garage 15' 9" x 10' 8" (4.80m x 3.25m)

With light and power and internal door opening to the cottage. The rear garden comprises an unusual outside area on two levels. Approached from the dining room and kitchen is a courtyard garden surrounded by high stone walls, with central feature area and gravel surrounds, an ideal spot for 'al fresco' dining. The upper level is approached via the first floor study and comprises a roof terrace with super views of the church tower. This is an ideal arrangement for lazy gardeners as there is NO GRASS TO CUT.

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (170.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		