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Harris & Lee

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Hewsish

£320,000

- * Character Cottage
- * 2 Double Bedrooms
- * Cosy Lounge with Wood Burner
- * Large Rear Garden
- * Kitchen/Diner
- * Parking at the Rear



114 High Street, Worle, BS22 6HD

2 Southview Cottages, Maysgreen Lane, Hewish, BS24 6RW

Description

Situated in the Hamlet of Hewish this well presented character cottage is set in a semi-rural location enjoying countryside views and well placed for commuting to Bristol via the M5 or A370. The double glazed accommodation benefits from a cosy lounge with wood burner and with an oak framed opening to a kitchen/diner. There is a downstairs WC plus 2 double bedrooms and a shower room. The large rear garden includes a 19'5" shed/workshop together with 2 further adjoining workshops. There is also plenty of parking at the rear. NO CHAIN.

Accommodation

Entrance Canopy Porch

Part glazed door to

Entrance Hall

Part glazed door to

Lounge 13' 7" x 12' 8" (4.14m x 3.86m)

Feature 'Inglenook' style fireplace with inset wood burner and wood mantle. Double glazed window to front. Oak framed opening and step down to

Kitchen/Dining Area 20' 3" x 6' 6" (6.17m x 1.98m)

Brick fireplace with recess for electric fire. Beamed ceiling with some original beams plus 'aged' new beams. Open tread staircase to first floor accommodation. Opening to the **kitchen area** 10'8" x 6'10" (3.25m x 2.08m) with a range of floor units with worksurfaces and incorporating a single drainer stainless steel sink unit. Built in shelf unit. Integrated washing machine and fridge/freezer. Rangemaster cooker with decorative glass splashback. Velux window for added light. Double glazed window to rear. Down lighting. Composite door to rear. Open tread staircase to first floor.



Cloakroom

White suite of wash hand basin and low level WC.

First Floor Landing

Built-in storage box. Airing cupboard with electric hot water unit. Double glazed window to rear.



Bedroom 1 13' 7" x 12' 8" (4.14m x 3.86m)

Electric heater. Access to loft. Window seat. Double glazed window to front with countryside views.



Bedroom 2 10' 4" x 8' 6" (3.15m x 2.59m)

Electric heater. Double glazed window to rear with views over fields and beyond.



Shower Room 6' 10" x 6' 1" (2.08m x 1.85m)

White suite of shower enclosure with electric shower, pedestal wash hand basin and low level WC. Shelf over stair head. Obscure double glazed window to rear.



Outside

The front garden is laid mainly to stone chippings. The large rear garden comprises of a paved patio, areas of plumb slate with shrub borders created from railway sleepers. There is a pergola with an opening leading to the **Workshop** measuring 19'5" x 9'5" with double doors, light, power and windows to side together with roof lights. A pathway at the side leads to a large area of parking suitable for approximately 4 vehicles and accessed from a driveway belonging to the owners of number 2. Access over this driveway is given to numbers 2a and 3 who have an allocated parking spaces as indicated by the numbering. **Workshop/tool shed 1** 11'2" x 10'5" with sliding metal door, workbench, light and power. Connecting door to **Workshop/tool shed 2** 11'2" x 7'8" with light, power and double doors. There is also a former duck/chicken run with a shed at the end. Outside light and cold water supply. Large **wood store**.

View to Front



Tenure Freehold. A small section of the bathroom has a flying freehold title to it.

Material Information

We have been advised the following;

Electricity- Mains

Gas - NONE

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visit the Ofcom checker.

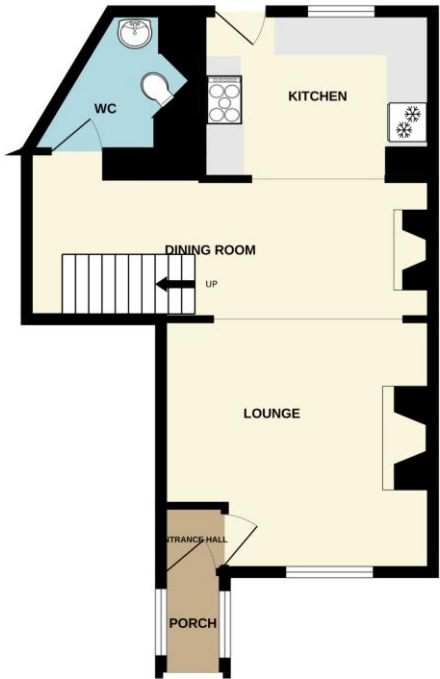
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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