WALTON BROOK COTTAGE MOOR LANE

Clevedon, BS21 7AH

Offers In The Region Of £975,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

IMPRESSIVE COUNTRY COTTAGE WITH ANNEXE

Mayfair town & country are proud to present this beautiful three bedroom country cottage with added bonus of a one bedroom annexe, better known as Walton Brook cottage in the ever peaceful village of Walton-in-Gordano. This property dates back to 1780. Set back from the main road the cottage is accessed from Moor lane, up a long sweeping drive way with ample parking for multiple vehicles and a large garden filled with manicured flower beds and fruit trees.

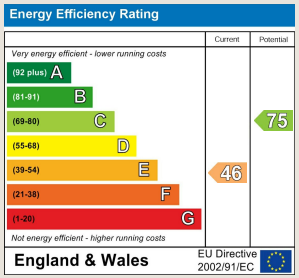
Once in the property you're greeted by a country kitchen with stone flooring and views of the garden and drive. off the kitchen you will find the downstairs w/c. through a stone archway you will pass through into the dining area of the open plan living/diner. Either end of this magnificent family space you will find two long burners placed in open stone fire places. You can also access the sun room and from the living end a door into the joining annexe. The annexe consist of built in storage, Shower room, Bedroom, Kitchen and living area where double doors open on to the impressive garden. Upstairs you will find a single bed room and two doubles, a shower room for the two smaller of the rooms and a master suite with walk-in-wardobe and en-suite bathroom. upstairs you have views spanning the garden, driveway and the open fields that run along and around the property.

Situation

Walton-in-Gordano is a charming and picturesque village in North Somerset, offering a rare blend of countryside tranquillity, coastal beauty, and historic character. Surrounded by rolling hills and nature reserves, yet just minutes from Clevedon and within easy reach of Bristol, it's ideal for those seeking a peaceful rural lifestyle without sacrificing convenience. With its characterful homes, strong sense of community, and stunning natural surroundings, Walton-in-Gordano is one of the region's hidden gems.

Local Authority

North Somerset Council Council Tax Band: F
Tenure: Freehold
EPC Rating: E



PROPERTY DESCRIPTION

Kitchen / Breakfast room

11'4" x 25'6" (3.46 x 7.79)
Through an exterior door you're greeted by a gorgeous country kitchen with wooden cabinetry stained in a country green, marble wood surfaces, integrated appliances and white Belfast sink. The floor is laid to a slate style tile flooring. The large kitchen gives you the option to have a dining table in the heart of the home. Within the kitchen you will find a classic cast iron black radiator and wooden beams where over head spot lights are placed in the ceiling and wall mounted lights can be seen. The kitchen benefits from dual aspect uPVC windows and a uPVC door.

W/C

Continuing from the kitchen the slate style tiled flooring is repeated where you will find a two piece W/C suite. A white wash basin and built in vanity for extra storage and a white toilet. Over head lighting and uPVC window.

Living & Dining Room

22'0" x 11'6" (6.72 x 3.52)
This large double aspect room is home to multi living advantages. currently it home to a large dining and living area. at each end you will find two working log burners placed in natural stone fire surrounds which in the winter will give warmth and make those dark early evening cosy and bright. Natural wooden beams run through the entire of the room within the ceiling.
From here you have access to the sun room, utility and annexe. the room has uPVC windows, exterior door to the front of the property, and views across the garden and the open fields that surround the cottage.

Sunroom

10'3" x 4'3" (3.13 x 1.32)
This lovely addition, really makes the most out of the space its built in to, from a viewing point to a reading nook its definitely the perfect relaxation spot. uPVC double glazed, carpeted and natural stone walls.

Utility

4'11" x 8'5" (1.50 x 2.57)
The utility adds vast storage and houses the oil boiler for the main cottage. A built in storage cupboard and work top space. All can be closed off my an internal wood door.

Bedroom 1

20'3" x 13'6" (6.18 x 4.12)
Large master suite has ample space for large furniture and the perfect relaxation spot. Two traditional cottage uPVC windows look out to the front of the property. Bedroom laid to cream carpet and radiator. Off of the main room you will find access to the dressing room and en-suite. Natural wooden beams recessed in the ceiling with spot lighting

Dressing Room

9'7" x 7'11" (2.93 x 2.43)
The dressing room adds a fabulous extra to the master suite, if you wish to keep it as a dressing room or convert to a home office the options are endless. A uPVC window over looks the garden, radiator and is carpeted.

En-suite

Greeted by a stunning four piece bathroom suite, its the perfect place for a relaxing bath with stunning views across the un-disturbed surrounding fields. You will find a walk in tiled shower, White wash basin, toilet and classic roll top bath. Laid with natural wooden floors, built in airing cupboard, wall panelling, cast iron radiator and the giant uPVC window.

Bedroom 2

11'3" x 12'4" (3.45 x 3.76)
Double aspect views from the traditional cottage uPVC windows over looking the garden, carpeted, radiator and over head lighting.

Bedroom 3

8'1" x 6'2" (2.47 x 1.89)
This single bedroom can be used as a single room or home office. large uPVC window over looking the back fields. radiator.

Shower room

For bedroom two and three you have the luxury of having a shower room in the middle. A three piece shower suite consisting of a wash basin, shower cubical and toilet. Heated towel rail, tiled flooring and walls.

Annexe Living Room

11'10" x 14'5" (3.63 x 4.40)
Double aspect views, uPVC french door look out on to the garden landscaping and add the advantage of inside out living. carpeted and radiator, sliding doors run along the back wall which add extra access to the annexe bedroom.

Annexe Kitchen

8'8" x 8'3" (2.66 x 2.53)
White cabinetry hosts integrated appliances for easy use and a corner constructed uPVC window adds the perfect viewing point whilst using the space. part tiled walls and tiled flooring.

Annex Bedroom

10'7" x 11'6" (3.25 x 3.52)
The master suite of the annexe has built in wardrobes, uPVC window with the view of the garden, carpeted and sliding doors into the living space where you can soak in the views from bed.

Annexe Bathroom

A three piece suite can be found and esigned with the idea of ease for the multi generational living. A white wash basin, toilet and floor level shower can be found. uPVC window, tiled flooring and walls for easy cleaning.

Material Information

Additional information not previously mentioned
Council Tax Main House - F (North Somerset)
Council Tax Annexe - A (North Somerset)
EPC Annexe - C
EPC Main House - E
Mains electric, oil and water.
Water meter.
Oil heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

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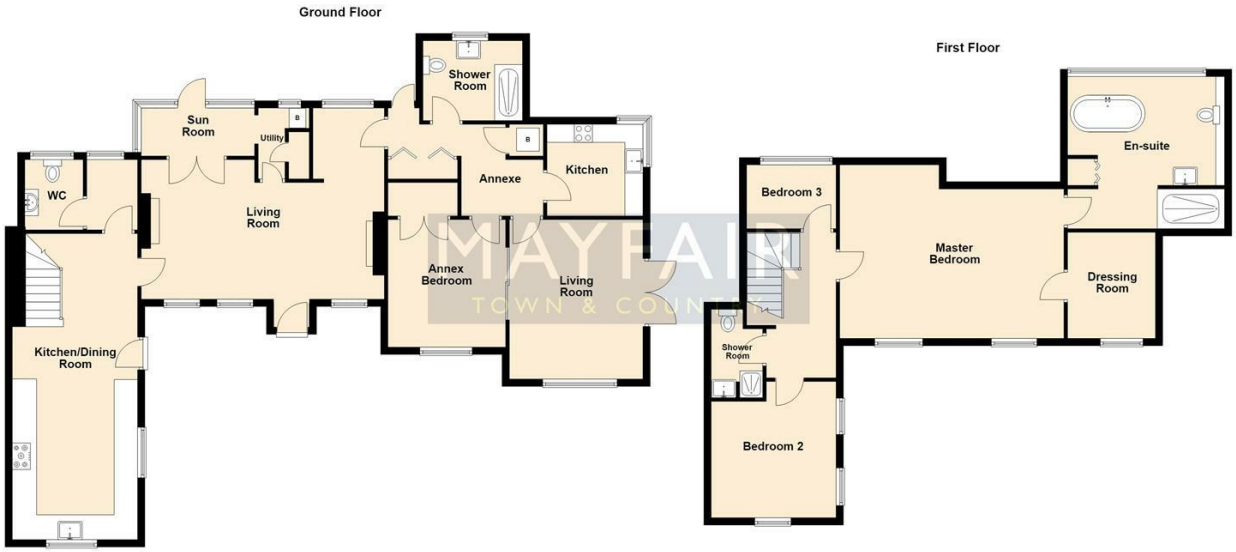

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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