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Estate Agents

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# Harris & Lee

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*Uphill Village*

*OIRO £425,000*

- \* *Characterful Village Home*
- \* *3 Good Size Bedrooms*
- \* *3 Receptions*
- \* *South Westerly Gardens*
- \* *Lovely Views*
- \* *Driveway Parking*



*114 High Street, Worle, BS22 6HD*

# Walnut Cottage, 63 Old Church Road, Uphill, BS23 4XL

## Description

A unique and characterful home, offered with no onward chain, enjoying a privileged position in the favoured village of Uphill, in close proximity to a nature reserve, boat yard and beach. Beautiful views can be enjoyed from many principal rooms as well as the south westerly gardens, towards the Old Church of St Nicholas nestled on the hill. The flexible double glazed and gas centrally heated accommodation includes 3 receptions including a lovely 24' main living room featuring wooden beams and a stone fireplace. Many will appreciate the benefits of 3 decent size bedrooms, an impressive 16' kitchen/breakfast room and a downstairs cloakroom in addition to the first floor shower room. There is barred gated access to driveway parking and an enclosed courtyard can be accessed from a useful sun room/sitting area with adjacent store room/work shop. A real lifestyle choice sure to tug at the heart strings, relax and enjoy village life and wonderful walks. A very rare opportunity this.

## Accommodation

### Entrance

Front entrance door with glazed inset opening to

### Entrance Hall

Tiled floor, radiator.

### Downstairs Cloakroom

WC and vanity unit/wash hand basin with cupboard below and tiled splash backs. Radiator, tiled floor, obscure double glazed window.

### Sun Room 14' 4" x 8' 0" (4.37m x 2.44m) maximum.

Slab floor and wooden beams to ceiling. 3 wall light points. Dual aspect double glazed windows plus patio doors to a courtyard. Door to adjacent store/workshop with bench and window to side.

### Living Room 24' 7" x 11' 3" (7.49m x 3.43m)

Impressive south westerly facing reception room featuring wooden beams and a stone fireplace with full width tiled hearth. Walk-in bay window to front aspect plus 2 double glazed windows to front enjoying views to the Old Church of St Nicholas. 2 radiators. Archway access through to

### Dining Area 8' 0" x 8' 0" (2.44m x 2.44m) plus alcoves.

Radiator, door through to

### Kitchen/Breakfast Room 16' 6" x 13' 2" (5.03m x 4.01m)

reducing to 7'6", a triangulated room with fitted wall and base units, work surfaces and inset 1 and 1/2 bowl sink unit, mixer tap and tiling to splash backs. Integrated oven and grill plus 4 ring gas hob. Space for dishwasher, washing machine, fridge and freezer. Part tiled and part parquet style floor. Space for table and chairs. Radiator, 2 double glazed windows to side.

### Inner Hall

Stairs to first floor with good size built-in cupboard with louvre double doors and light. Door to

### Study/Hobby Room 10' 7" x 7' 8" (3.22m x 2.34m)

A flexible room with shelved recesses, radiator and double glazed window to side aspect.



### First Floor Landing

Access to loft space.



**Bedroom 1** 12' 5" x 11' 6" (3.78m x 3.50m)

Radiator, double glazed window offering south westerly views towards the Old Church of St Nicholas.



**Bedroom 2** 11' 6" x 11' 1" (3.50m x 3.38m)

Access to loft space. Cupboard housing a Vaillant gas fired boiler. Radiator, double glazed window offering south westerly views towards the Old Church of St Nicholas.



**Bedroom 3** 11' 0" x 8' 0" (3.35m x 2.44m)

maximum into recess. Radiator, double glazed window to side aspect.



**Shower Room** 8' 1" x 8' 0" (2.46m x 2.44m)

Shower enclosure with mains shower, wash hand basin with cupboards and drawers below. WC. Radiator, double glazed window to side aspect.



**Outside**

Barred gated access to lovely established south westerly gardens and driveway providing off road parking. The gardens enjoy views towards the Old Church of St Nicholas on the hill and side onto a local rhyne. Primarily the garden is laid to lawn complemented with patio stone pathways, pebbles, stone chippings, trees and shrubs. Gated access into an enclosed low maintenance courtyard.



**Tenure**

Freehold, council tax band is 'E'.

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

## Setting



## Situation



GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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