



Hobbs & Webb

MILTON HILL
Weston-Super-Mare, BS22 9RE

Price £435,000



Hobbs & Webb are delighted to bring to the market this unique detached Victorian cottage, set in an elevated position on Milton Hill and enjoying far-reaching views across to the Mendip Hills.

This charming home combines period character with practical living space, making it a wonderful choice for families or anyone seeking a peaceful retreat within easy reach of local amenities.

On entering the property, you are greeted by a welcoming porch and hallway that lead through to a cosy lounge with a log-burning stove, creating a warm and inviting focal point. A separate dining room, which can also serve as a second reception room, offers flexible living space, while the kitchen provides direct access to the garden. Completing the ground floor is a beautifully refitted bathroom.

Upstairs, the property offers four generously sized bedrooms, all filled with natural light, along with a convenient cloakroom. The balance of character and comfort is clear throughout, with each room offering its own charm.

Outside, the rear garden is undoubtedly one of the highlights of this home. Extending to approximately 80ft, it enjoys a private, south-westerly aspect, making it perfect for outdoor entertaining, gardening, or simply relaxing in the sunshine. To the rear of the cottage, a driveway provides off-street parking for two vehicles and gives access to the garage.

This unique Victorian cottage presents an excellent opportunity to enjoy a home full of character, complemented by generous accommodation and stunning views. Early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	70
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

01934 644664

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PROPERTY DESCRIPTION

Entrance Porch

uPVC obscured double glazed entrance door, two uPVC double glazed windows to the side aspects and uPVC obscured double glazed door leading to the entrance hall.

Entrance Hall

Stairs rising to the first floor landing and doors to the lounge and dining room.

Lounge

13'6 x 10'6 (4.11m x 3.20m)

uPVC double glazed window to the front aspect with superb views towards the Mendip Hills, log burning stove with slate hearth, radiator, picture rail and door to the kitchen.

Dining Room/Reception Room

13'6 x 10'8 (4.11m x 3.25m)

One feature fireplace, radiator, picture rail, wood effect flooring and door to the kitchen.

Kitchen

17'9 x 7'6 (5.41m x 2.29m)

A matching range of light oak wall and base cupboards with rolled edge work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Space for a freestanding electric cooker with extractor hood over. Built in fridge, freezer and dishwasher. Space and plumbing for washing machine. Understairs store cupboard, larder cupboard, two uPVC double glazed windows to the rear aspect, radiator, doors to the bathroom, lounge & dining

room, tiled flooring and uPVC double glazed door providing access to the rear garden.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)

A modern white three piece suite comprising panelled bath with rainfall shower with additional shower and panelled splashbacks. Low level WC, vanity wash hand basin with mixer tap over. Panelled backdrop, chrome heated towel rail, uPVC obscured double glazed window to the rear aspect, cupboard housing combi boiler and wood effect laminate flooring.

Landing

Smoke alarm and doors to bedrooms and cloakroom.

Bedroom One

13'8 x 10'9 (4.17m x 3.28m)

uPVC double glazed window to the front aspect with superb views towards the Mendip Hills. Radiator, feature fireplace and built in wardrobe with hanging rail and shelving.

Bedroom Two

13'5 x 10'8 (4.09m x 3.25m)

uPVC double window to the front aspect with superb views towards the Mendip Hills, radiator and access to the loft.

Bedroom Three

10'5 x 7'8 (3.18m x 2.34m)

uPVC double glazed window to the rear aspect, sloping ceiling and radiator.

PROPERTY DESCRIPTION

Bedroom Four

10'6 x 7'8 (3.20m x 2.34m)

uPVC double glazed window to the rear aspect, sloping ceiling and radiator.

Cloakroom

uPVC obscured double glazed window to the rear aspect, low level WC, vanity wash hand basin with mixer tap and tiled splashbacks. Shaver point, radiator and wood effect laminate flooring.

Outside

Garden

The rear garden measures approximately 80ft in length and enjoys a south-westerly aspect. Laid to patio and mature lawn with beautiful apple trees. Fencing to each boundary, two timber sheds, slate chipping border, pergola, external power point, gate leading to the front block paved garden, side door into the garage and gate providing access to the driveway and garage.

Garage & Driveway

Garage with up and over door, power, lighting and side access door to the garden. Driveway providing off street parking for two vehicles.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

- Council tax band D

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

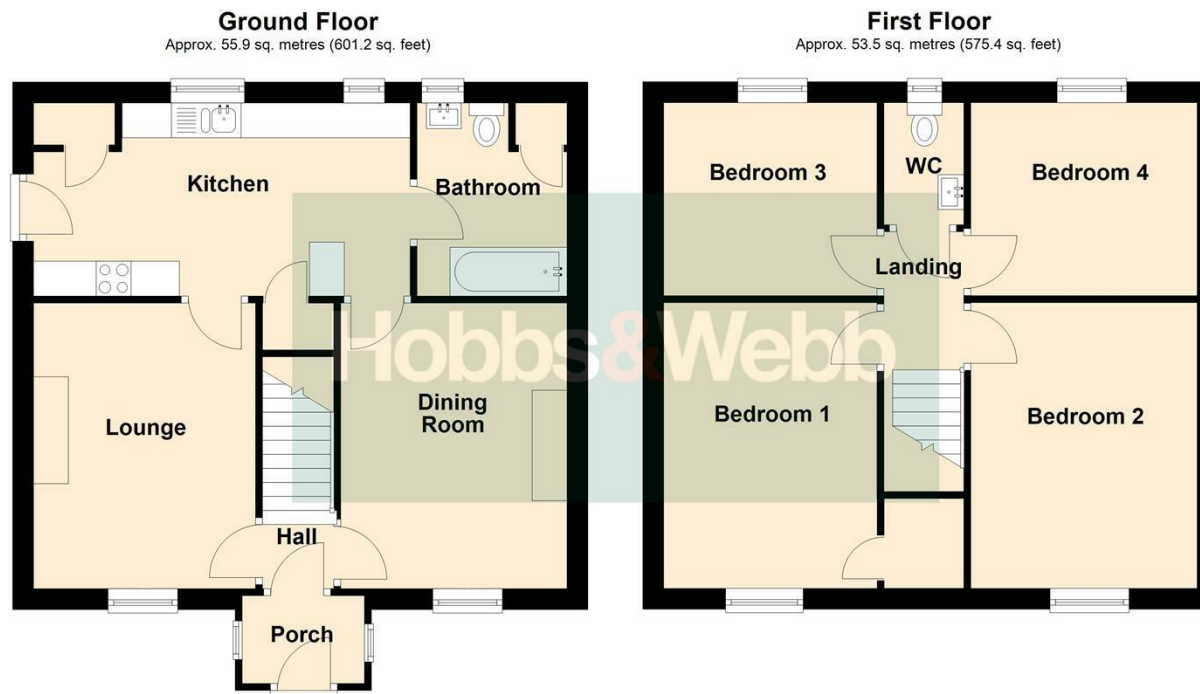
Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

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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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.