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Olde Worle

£290,000

- * Circa 300 Year Old Cottage
- * 20' x 16' Living Room
- * 3 Bedrooms
- * Kitchen/Breakfast Room
- * Large Re-styled Shower Room
- * Walk-in Pantry/Storage



114 High Street, Worle, BS22 6HD

2 Gunnings Cottage, Lower Kewstoke Road, Worle, BS22 9JB

Description

RARE OPPORTUNITY to acquire a circa 300 year old character cottage in 'Olde Worle' on the hillside and yet within a few hundred metres of Worle High Street amenities. There is a such a lovely feel and atmosphere to this home, enjoyed by the present owners for over 30 years, and despite great 'kerb appeal' many may be surprised by the size of accommodation on offer internally, very much 'tardis-like'. An impressive 20' x 16' main living space is complemented by a good size kitchen/breakfast room and this in turn leads walk-in pantry/store area, a super little feature. The shower room is sure to impress too, re-styled with a contemporary finish and very generous in terms of space. A lovely lifestyle choice for those seeking something that little bit different!

Accommodation

Entrance

Gated access to courtyard garden and to a UPVC double glazed front entrance door, opening into a lobby, with tiled floor and door to

Living Room 20' 0" x 16' 0" (6.09m x 4.87m) plus stairs to first floor, with built-in cupboard under. Laminate flooring. Fireplace with hearth and surround. Wall light points. 2 radiators. 3 double glazed windows to front aspect.

Kitchen/Breakfast Room 13' 0" x 11' 4" (3.96m x 3.45m) maximum. Smooth ceiling finish. Wall and base units with roll edge work surfaces and inset sink unit, mixer tap and tiling to splash backs. Space for cooker, washing machine and tumble dryer. Tiled floor. Shelving. Opening leading through to a large walk-in **pantry/storage area** with lighting.

First Floor Landing

Sky light/window affording natural light. Feature archway. Radiator.

Bedroom 1 15' 8" plus recess x 10' 6" (4.77m x 3.20m) Picture rail, radiator, double glazed window to front aspect.

Bedroom 2 13' 0" max. x 7' 5" (3.96m x 2.26m) plus built-in over stairs cupboard with light. Radiator, access to loft space. Double glazed window to front aspect.

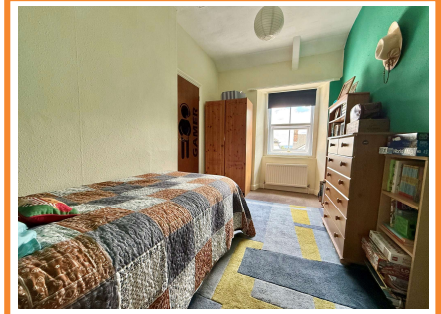
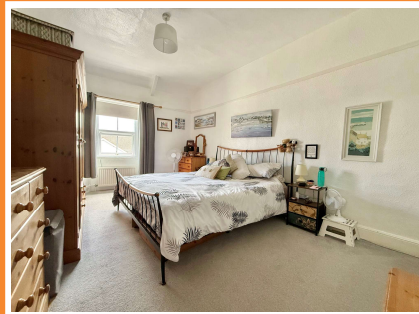
Bedroom 3 9' 5" x 7' 8" (2.87m x 2.34m) approx. shaped room. Velux window/sky light.



Shower Room 12' 8" x 9' 7" (3.86m x 2.92m) approx. shaped room. An impressive shower/wet room with walk-in access to a large shower area with glazed side screen, mains shower plus deluge and handheld fittings. Wash hand basin with drawers below and WC. Heated towel rail, extractor fan. Tiled walls. Velux window/sky light.

Outside

Courtyard style low maintenance front garden enclosed with picket style fencing.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Tenure

Freehold, council tax band is 'B'.

NB.

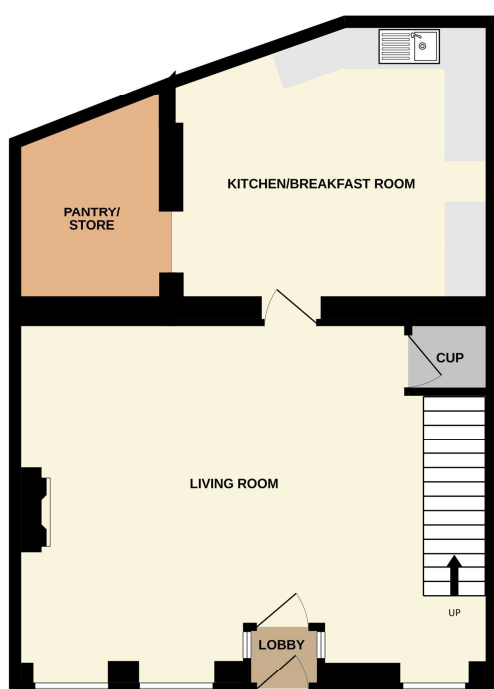
Please note that there is no garden to the rear and parking is on road only.

The energy rating for this property is 'C'.

Setting



GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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