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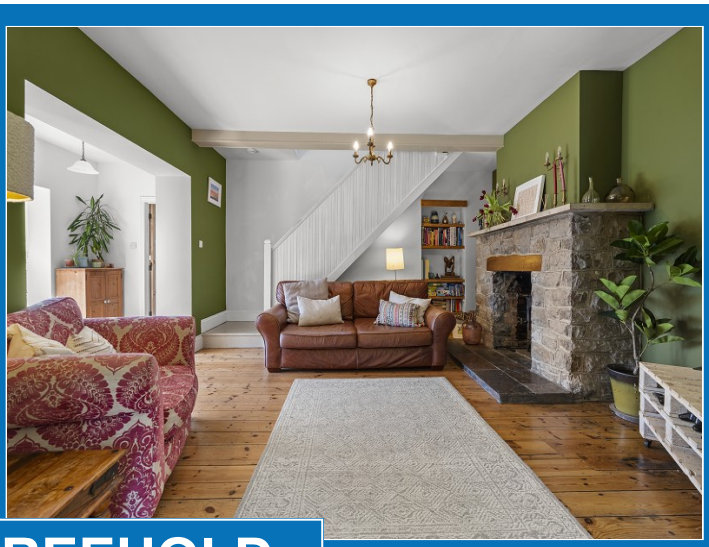
7, TOWERHEAD, BANWELL, NORTH SOMERSET. BS29 6PQ





£650,000 FREEHOLD

A beautifully renovated country residence, blending period charm with modern living, set within attractive, established gardens. The spacious reception rooms feature bi-folding doors opening directly onto the garden, while a detached double garage and ample parking further enhance this impressive home, offering an ideal setting for family life across all generations.

Council Tax Band: F





Location

The property is situated in the hamlet of Towerhead and is within approximately 1 mile's distance of both the villages of Sandford and Banwell, which offer a range of amenities including: Shops, Primary Schools, Doctors Surgery, Public Houses/Restaurants and Churches. The nearby village of Winscombe offers a more comprehensive range of village amenities including: Various Retail Outlets and Professional Practices, Library, Public House/Restaurant, Hairdressers, Beauty Salons, Churches, Pharmacy and Doctor, Dentist and Veterinary Surgery's.

Towerhead is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Worle and Weston-super-Mare.

Access to the M5 Motorway network is available at junction 21 St Georges and Bristol International Airport is within a short drive.

Entrance Hall

Composite stable front door with double glazed side panel. Skylight. Tiled flooring. Doors to:

Snug (9' 08" x 7' 04") or (2.95m x 2.24m)

Dual aspect double glazed windows and sliding patio doors to the gardens. Underfloor heating. Skylight. Door to:



Study / Bedroom 4 with Mezzanine (10' 11" x 10' 08") or (3.33m x 3.25m)
Double glazed window. Electric radiator. Steps to a mezzanine level great for use as an additional hobby / play space.

Inner Hallway
Tiled flooring. Doors to entrance hall, downstairs shower room and Study/bedroom 4.

Downstairs Shower Room
Corner shower cubicle, WC, wash basin, tiled walls and flooring.

Kitchen / Breakfast Room (14' 10" x 11' 08") or (4.52m x 3.56m)
Double glazed window overlooking the gardens. Fitted kitchen with space for appliances. Aga. Glazed door to the main reception rooms and a door to:



Utility Room
Fitted wall and base units with a Belfast sink. Electric heated towel rail. Space and plumbing for a washing machine.

Dining Room (23' 06" x 8' 03") or (7.16m x 2.51m)
Exceptional room with an impressive range of bi-folding doors that lead to the stone paved patio and gardens. Electric radiator. Open access to the lounge and playroom.

Lounge (14' 11" x 14' 07") or (4.55m x 4.45m)
Cozy original living room, that retains a stone fireplace with log burner inset. Stairs to first floor accommodation. Wood flooring. Electric radiator. Archway to playroom.





Playroom (14' 05" x 8' 08") or (4.39m x 2.64m)
Double glazed French doors to the side leading to the gardens. Wood flooring. Electric radiator.

Landing
Carpeted flooring, Velux skylight, loft access point, doors to:

Bathroom
Window to front. WC. Wash basin over a base vanity unit. Bath with shower over. Tiled flooring. Heated towel radiator.

Bedroom 1 (18' 04" x 13' 08") or (5.59m x 4.17m)
Fabulous principle bedroom with glazed French doors and a Juliette balcony, providing an outstanding view towards Banwell, Worlebury and Weston-super-Mare beyond. Velux skylight. Carpeted flooring. Electric radiator.

Bedroom 2 (10' 11" x 10' 05") or (3.33m x 3.18m)
Double bedroom with window to front and carpeted flooring.



Bedroom 3 (10' 02" x 7' 01") or (3.10m x 2.16m)
Single bedroom with a window to side and carpeted flooring.





Gardens

The gardens offer a good degree of privacy, with established hedging, mature shrubs and attractive seasonal planting. Predominantly laid to lawn, they feature well-maintained borders, ornamental trees and paved seating areas. There is an additional space to the rear of the garage accessible from the snug, with a lean-to greenhouse and further seating area. Gated access to the driveway and the double garage.

Driveway

Off street parking for two vehicles.

Double Garage (16' 01" x 15' 02") or (4.90m x 4.62m)

Up and over door to the front elevation. Power and light. Boarded loft space providing significant additional storage. Access to:

Workshop (15' 03" x 6' 08") or (4.65m x 2.03m)

At the rear of the double garage, with access to the loft space and a window and door to the rear leading to the gardens.

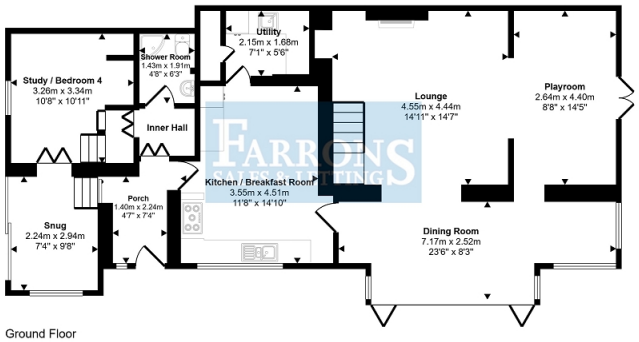


Material Information

Awaiting vendor comment.



Passionate about Property

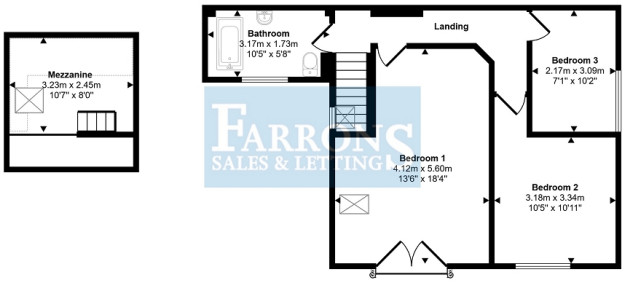


Ground Floor

Approx 104 sq m / 1123 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 62 sq m / 670 sq ft

Denotes head height below 1.5m

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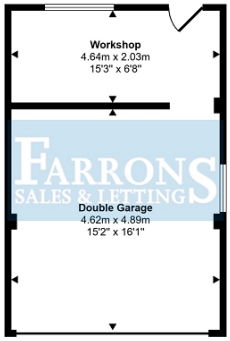

Garage

Approx 33 sq m / 353 sq ft

Denotes head height below 1.5m

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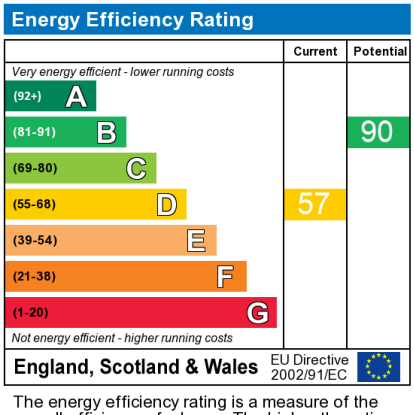

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract