



**Hill Path, Banwell**  
**£272,500**



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**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

Tucked away along the picturesque Hill Path in Banwell, this delightful detached period cottage dates back to the 1800s and is brimming with charm and character. Having been thoughtfully refurbished throughout, the property blends period features with modern comforts to create a truly special home.

Set in an elevated position, the cottage enjoys far-reaching views across the village and surrounding countryside. The current owners have also purchased an additional parcel of land adjacent to the property – a wonderful opportunity to create a raised seating area or garden space to take full advantage of the outlook.



Inside, the accommodation is warm and inviting, with exposed stonework, timber beams and a feature fireplace with a wood-burning stove. The living and dining areas flow beautifully, ideal for cosy evenings or relaxed entertaining. The well-appointed kitchen/breakfast room features a Belfast sink, Rayburn cooker and doors opening to the front – filling the space with natural light.



There are two bedrooms, one conveniently on the ground floor with access to the rear courtyard, and a spacious principal bedroom upstairs enjoying dual-aspect windows and lovely views. The bathroom has been stylishly refitted with modern tiling and a skylight for added light and space.

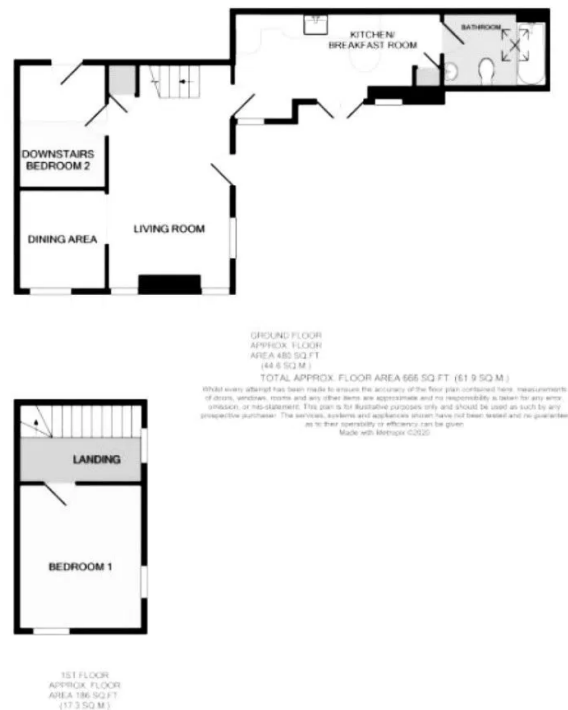
Outside, the property offers a private courtyard garden, paved seating areas, off-street parking and the additional upper garden plot – a perfect spot for morning coffee or summer evenings.

Offered to the market with no onward chain, this charming cottage would make an ideal home, countryside retreat or holiday let investment.

**What We Love About This Property...** Tucked away in a peaceful lane, this charming cottage is full of character, from exposed stonework to timber beams, and enjoys stunning, far-reaching views across Banwell and the surrounding countryside.







**Situation:** The North Somerset village of Banwell is within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - [www.banwell.info](http://www.banwell.info).



**Directions:** From East Street (A368): Head west towards the centre of Banwell. Continue onto High Street: Follow the road. Turn left onto Hill Path: At the brow of the hill, take the left turn onto Hill Path. 7 Hill Path will be on your left-hand side.

What3words: ///implanted.amuse.replace

**Material information:** This property operates on gas central heating. Council Tax band: C  
EPC rating: E