



WALTON BROOK COTTAGE MOOR LANE

Clevedon, BS21 7AH

Guide Price £1,000,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

GUIDE PRICE £1,000,000 - £1,100,000

Positioned in the sought-after village of Walton-in-Gordano, this charming 4-bedroom cottage offers a rare opportunity to enjoy country living at its finest. Surrounded by open fields, the property benefits from uninterrupted, panoramic views of the stunning North Somerset countryside. Set back from the road, the cottage features a large private driveway with ample space for multiple vehicles and large garden with fruit trees. Inside, the home is full of character, showcasing a wealth of original features that add charm and authenticity throughout. Two log burners create a warm, homely feel, perfectly complementing the generous living spaces. The property also boasts a spacious, modern kitchen ideal for family living and entertaining. With four well-proportioned bedrooms, this home offers flexible accommodation for growing families or those seeking a peaceful retreat for a family with a dependant / independent relative. A rare blend of period charm, modern convenience, and spectacular surroundings — this is a must-see home in a truly idyllic location.

Situation

Walton-in-Gordano is a charming and picturesque village in North Somerset, offering a rare blend of countryside tranquillity, coastal beauty, and historic character. Surrounded by rolling hills and nature reserves, yet just minutes from Clevedon and within easy reach of Bristol, it's ideal for those seeking a peaceful rural lifestyle without sacrificing convenience. With its characterful homes, strong sense of community, and stunning natural surroundings, Walton-in-Gordano is one of the region's hidden gems.

Local Authority

North Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

A quintessential English Cottage in the heart of Walton-in-Gordano, with its charming village atmosphere, surrounded by open fields with stunning countryside views. This characterful home features a spacious driveway for multiple cars, original features throughout, and two cosy log burners. With generous living space and a modern kitchen, it perfectly blends period charm with modern comfort.

Utility

4'11" × 8'5" (1.50 × 2.57)

Sunroom

10'3" × 4'3" (3.13 × 1.32)

WC

Kitchen / Dining Room

11'4" × 25'6" (3.46 × 7.79)

Living Room

22'0" × 11'6" (6.72 × 3.52)

Annex Bedroom

10'7" × 11'6" (3.25 × 3.52)

Kitchen

8'8" × 8'3" (2.66 × 2.53)

Living Room

11'10" × 14'5" (3.63 × 4.40)

Bedroom 1

20'3" × 13'6" (6.18 × 4.12)

Bedroom 2

11'3" × 12'4" (3.45 × 3.76)

Bedroom 3

8'1" × 6'2" (2.47 × 1.89)

Dining Room

9'7" × 7'11" (2.93 × 2.43)

Material Information

Additional information not previously mentioned

- Mains electric, oil and water.
- Water meter.
- Oil heating.

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







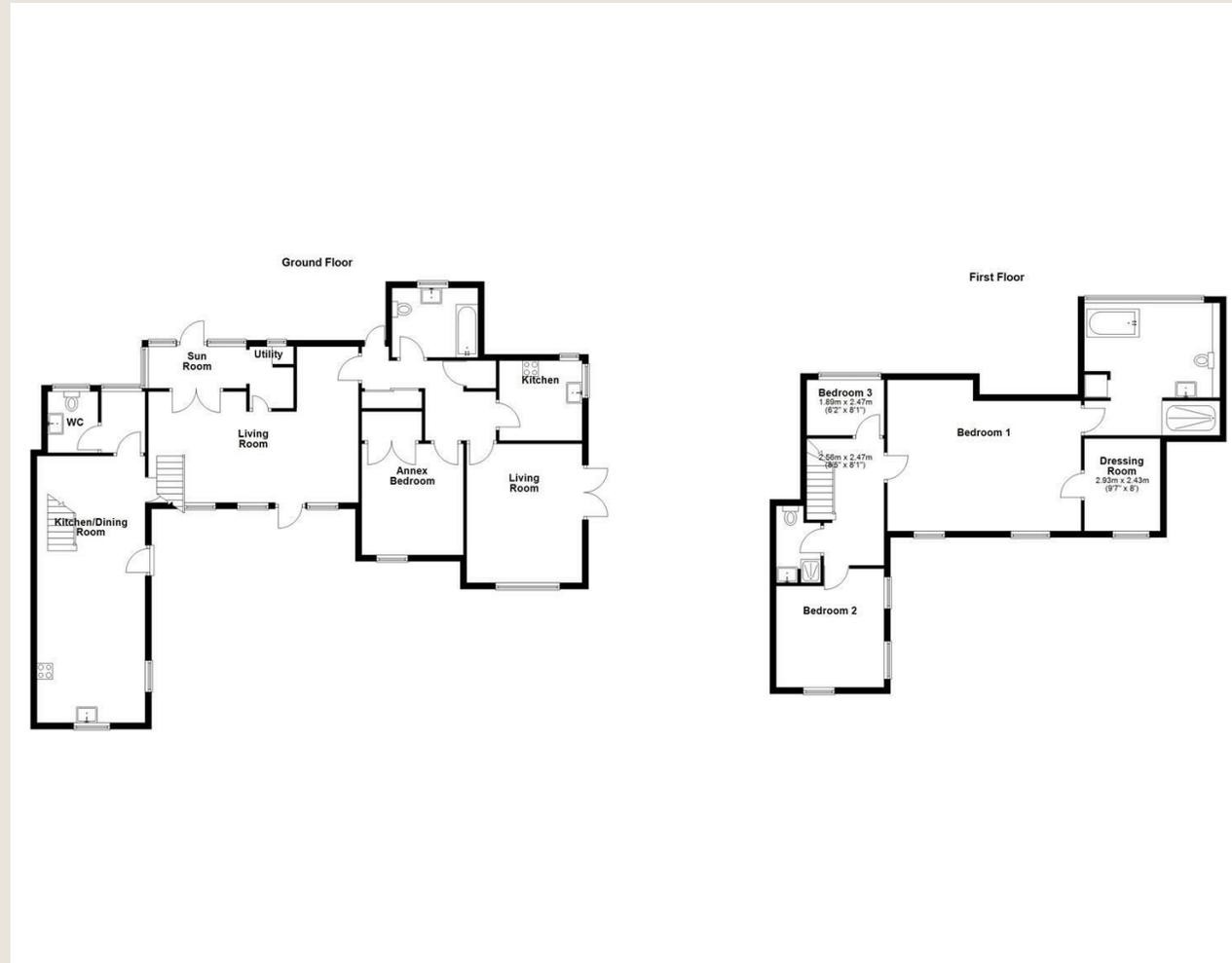




TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net



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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

