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HILL PATH, BANWELL, NORTH SOMERSET. BS29 6AB



£360,000 FREEHOLD

Passionate about Property

EXCEPTIONAL FAR-REACHING VIEWS!

Charming and contemporarily refurbished detached three bedroom cottage, set in an enviable hillside location with landscaped tiered gardens and a parking area suitable for three vehicles! Call now to arrange a viewing of this impressive home - you will not be disappointed!

Council Tax Band: D

Location

The property is situated mid-way up Hill Path in an elevated position boasting tremendous views within the popular village of Banwell, famous for its 'Castle on the Hill'. The village is surrounded by the beautiful 'Mendip' countryside and offers a range of amenities within walking distance, including, Primary School, Doctors Surgery, Churches, Bowling Club, Co-op mini market, General Store/Post Office/Coffee Shop, Pharmacy, Newsagent, Public Houses and Restaurant. Weston-super-Mare town centre is approximately 5 miles away and offers a wide and comprehensive range of shopping and leisure facilities for all ages. For the commuter, there are mainline railway connections at Worle Parkway and Weston-super-Mare providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 21 (St Georges) and Bristol International Airport is within a 20-minute drive.





Entrance

Covered porch and door to:

Living/Dining Room (17' 04" x 10' 06") or (5.28m x 3.20m)

Beautifully finished principal living space, dual aspect wooden double glazed windows providing exceptional views. Oak flooring. Under-floor heating. Log burner with slate hearth. Built-in storage cupboards and shelving. Access to:

Kitchen / Breakfast Room (11' 10" x 7' 07") or (3.61m x 2.31m)

Extensive fitted kitchen with built-in oven, five ring electric hob, extractor fan, built-in dishwasher, dual aspect windows, oak flooring, under floor heating, stairs to first floor and a door to:

Downstairs W.C

WC, oak flooring, vanity unit and wash basin.

Landing

Oak flooring, under floor heating, doors to:





Bedroom 1 (10' 06" x 8' 04") or (3.20m x 2.54m)

Dual aspect double glazed windows providing a superb far reaching view over the area, oak flooring, under floor heating, built-in cupboard.

Bedroom 2 (8' 06" x 8' 02") or (2.59m x 2.49m)

Double glazed window providing a wonderful far reaching view towards the Welsh coastline, oak flooring, under floor heating, built-in cupboard.

Bedroom 3 (11' 07" Max x 10' 08" Max) or (3.53m Max x 3.25m Max)

Double glazed window and Velux skylight, oak flooring, under floor heating, built-in cupboard and shelving in recess.

Shower Room

Contemporarily styled and beautifully finished wet room, with a large shower area, range of built in cupboards, enclosed WC and wash basin, heated towel radiator, double glazed window.



Gardens

This generous garden is arranged over three tiers. The bottom two adjoining the property have been attractively landscaped to provide two spacious areas to entertain and enjoy the outstanding views. From here, you can also access the wood store and the utility cupboard.

From the second tier there is gated access to a large steep area of ground that leads up to woodland behind. From here you can escape into miles of countryside walks - perfect to tire out the dog!





Parking Area

A short walk up the lane from the property on your right-hand side, you will find the substantial parking area suitable for three vehicles with a timber built shed, all of which is included with the sale.

Solar Panels

Solar Panels have been fitted on the roof with the addition of one battery installed at the property also.

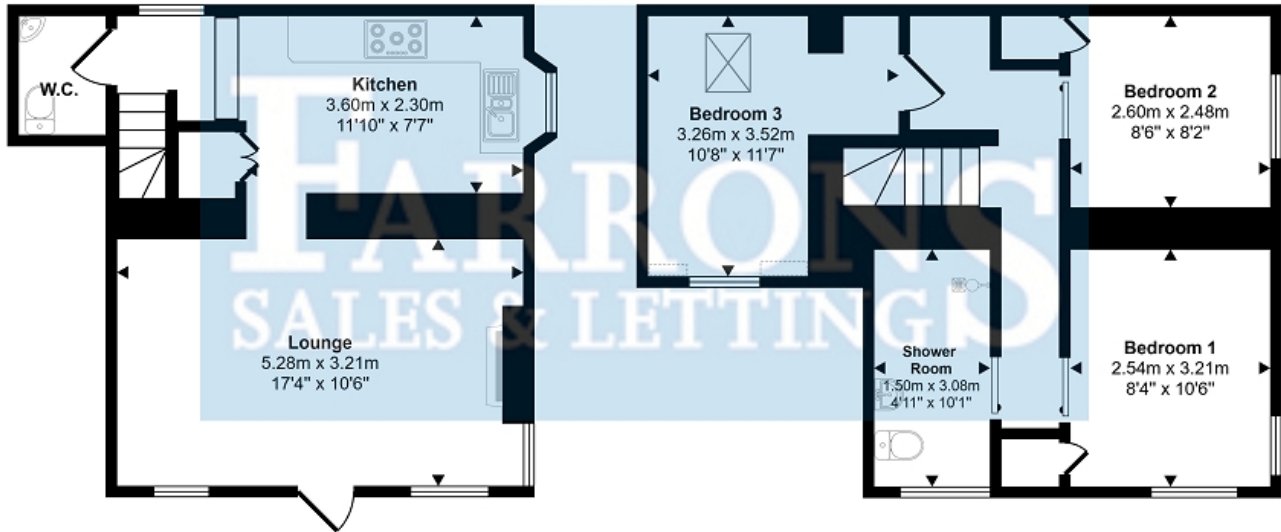
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
77 sq m / 832 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft

First Floor
Approx 42 sq m / 457 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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