



**Hobbs & Webb**

**CANADA COOMBE**  
Weston-Super-Mare, BS24 9US

Price £400,000



Chestnut Cottage is your quintessential stone built cottage set in a small hamlet in a delightful rural location on a private road designated as a bridleway on the edge of the picturesque Mendip Hills and within an area of outstanding natural beauty a short drive from the sought after Village of Hutton. Hutton is surrounded by beautiful open countryside and benefits from a Primary School, Church, Village Hall and Public House/Restaurant and takeaway. The nearby town of Weston-super-Mare offers a more comprehensive range of facilities including shops, schools and sea front with mainline railway connections at Weston-super-Mare and Worle Parkway providing easy access to Bristol Temple Meads, London Paddington and other major towns and cities, junction 21 of the M5 offers motorway access and Bristol International Airport is within a 30 minute drive.

The cottage is set in extensive gardens and paddock with Views to Canada coombe with the accommodation which formerly had planning permission for a 2 storey extension (now lapsed planning Ref. 17/P/0898/F) arranged as a 23'3" x 10'0" (7.01 x 3.04) lounge, 22'2 x 7'2" (6.7 x 2.13) Kitchen / diner, a garden room, utility room and down stairs bathroom, on the first floor 2 double bedrooms.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

Solid timber part glazed stable door to.

## Living Dining Room

23'3" x 10'0" (7.09m x 3.05m)

A lovely open plan space with 2 timber double glazed window to the front, Inglenook style fire place with wood burner and with bread and cheese warming shelves and a flag stone hearth, further wood burner, 2 radiators, wired for 2 wall lights, TV and telephone points, tiled floor. door to.

## Kitchen / diner

22'2" x 7'2" (6.76m x 2.18m )

3 Velux sky lights, Upvc timber effect double glazed window, radiator, tiled floor, recess with range, Belfast sink with solid timber surrounds with integrated draining board, with 3 double base cupboards and matching drawers and 2 wine racks below, space and plumbing for dishwasher, door to.

## Garden room

10'6" x 9'10" plus door recess (3.20m x 3.00m plus door recess)

Timber clad vaulted roof, double glazed windows to triple aspects, Upvc double glazed stable door to the front, door to shelved pantry with window.

## Down stair bathroom

7'3" x 6'5" (2.21m x 1.96m)

Panelled bath with tiled and shower back wall to bath area, pedestal wash hand basin, low level WC, extractor, Upvc double glazed window, chrome heated towel rail, glazed door to.

## Utility Room

l shaped 7'3" x 3'4" to 10'3" (l shaped 2.21m x 1.02m to 3.12m)

Window, radiator, plumbing for a washing machine, loft access, Upvc double glazed door to the front.

From the sitting room stair case to.

## First floor Landing

Upvc double glazed window to the rear.

## Bedroom 1

13'4" x 10'1" recess (4.06m x 3.07m recess)

Chimney with cast iron fire place, 2 recess's one being shelved, Upvc double glazed window to the front, radiator.

## Bedroom 2

9'9" x 8'7" (2.97m x 2.62m)

Upvc double glazed window to the front, radiator, loft access.

## Outside

10'2" x 8'0" (3.10m x 2.44m)

Approached via a private lane designated as a bridleway thus being ideal for those with equestrian interests a 5 bar gate leads to a carport / open store, and in turn to a area to the rear of the property with an oil, fired boiler providing hot water and central heating. The extensive gardens are to the north, east and south (rear) sides of the property and are laid to small paddock areas, water features, patio seating areas with views to Canada Coombe, surrounding woodland and countryside, a useful stone and block built

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work shop / store measuring 10'2" x 8'0" (3.10m x 2.44m) PLEASE NOTE - THIS LISTING DOES NOT INCLUDE THE ADJOINING FIELD TO THE NORTH WEST, OR THE GARDEN AND GARAGE TO THE SOUTH EAST.

## Freehold

### Material Information.

Additional information not previously mentioned

- Council Tax band D North Somerset
- Mains electric supply
- Water Mains supply Bristol Wessex water
- Heating Oil fired central heating and 2 wood burners
- Sewerage private drainage believed to be via septic tank.
- Broadband standard broadband available

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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

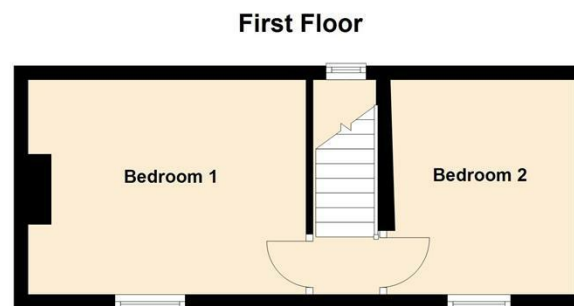
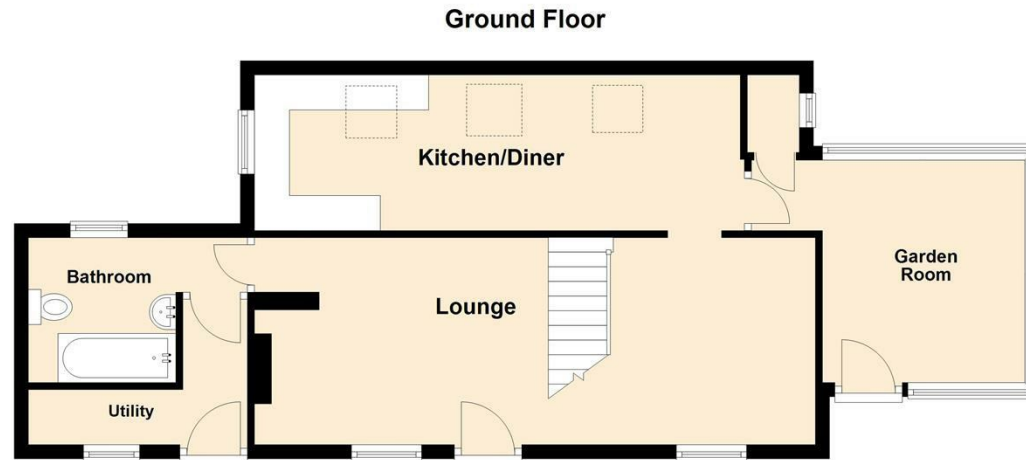
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### 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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.