

Banwell Road, Hutton, Weston-Super-Mare, Somerset. BS24 9TZ

£650,000

FOR SALE



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HOUSE FOX
ESTATE AGENTS

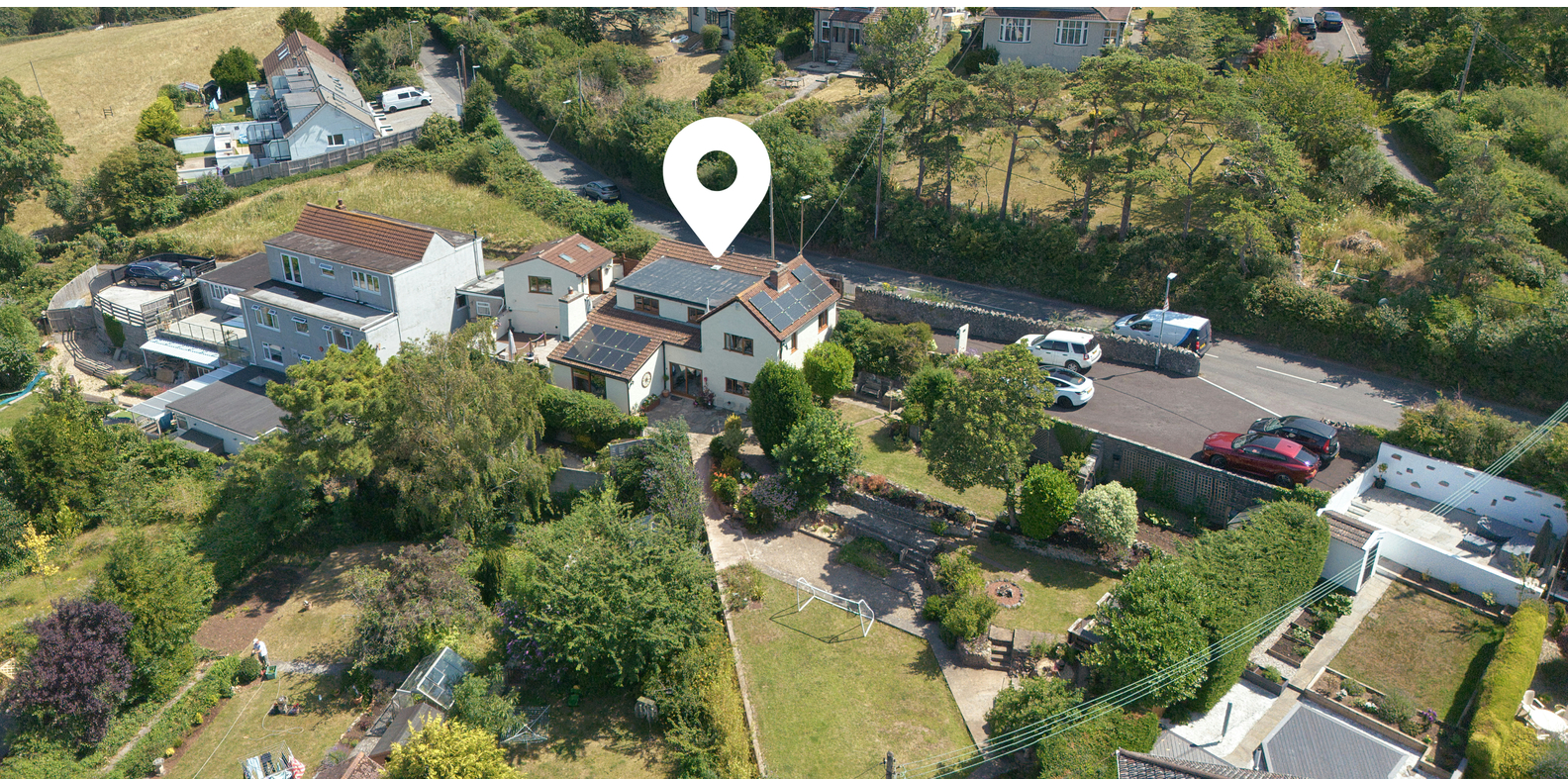
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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the heart of the highly desirable Hutton Village, this beautifully presented and deceptively spacious detached home known as Primrose Cottage offers an exceptional lifestyle opportunity. Situated on an expansive and versatile plot, the property enjoys far-reaching panoramic views across Weston-super-Mare, Uphill and stretching out to the coast, making it an idyllic retreat while being within easy reach of local amenities and transport links. As you arrive at the property, you're welcomed by a generous private driveway that can comfortably accommodate up to six vehicles, offering both practicality and impressive kerb appeal. The home is set on a substantial plot that has been thoughtfully arranged to maximise outdoor living and enjoyment. The mature gardens are a standout feature of this home – a beautifully landscaped haven comprising expansive lawned areas, patio spaces, designated spots for shrubs and planting, and an array of versatile areas for both leisure and practical use. One of the highlights is the raised terrace area, complete with a hot tub, where you can unwind while soaking in the spectacular views across the countryside and coastline. An additional terrace area is perfect for alfresco dining, and the garden also offers space for those interested in sustainable living, with the current owners successfully keeping chickens in part of the garden. Whether you're looking for space for children to play, to entertain guests, or to simply relax in peace, this garden can accommodate it all. Stepping into the property, you are met with a warm and welcoming entrance hall that leads through to a modern and stylish kitchen, ideal for family living or keen home chefs. The living room features a charming log burner, creating a cosy atmosphere in cooler months, and flows seamlessly into the dining room with doors that open out onto the terrace, allowing for a perfect blend of indoor-outdoor living. The ground floor also benefits from a cloakroom and a useful storage area, adding to the practicality of the layout. Upstairs, the property offers a flexible layout with five rooms, currently arranged as four spacious bedrooms and an additional home office, catering to the needs of modern families and remote working. The main bedroom enjoys the added luxury of an en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom. In addition to the main house, the property boasts a detached garden room, currently used as a games and entertainment space. This versatile room, which is directly connected to the terrace area, could be easily adapted to suit a variety of needs, be it a home gym, studio, or guest accommodation. Eco-conscious buyers will appreciate the addition of owned solar panels, registered with British Gas under the Feed-in Tariff (FIT) scheme, providing not only environmental benefits but also ongoing financial returns based on energy generation. Located in the tranquil and picturesque Hutton Village, Primrose Cottage combines countryside living with convenience. The village itself is highly regarded for its community feel, charming surroundings, and close proximity to excellent schools, commuter links, and the vibrant coastal town of Weston-super-Mare.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Exceptional Four/Five Bedroom Detached House
- Far Reaching Views
- Ample Off Road Parking
- Solar Panels (Owned by Property)
- Great Sized Plot with Multiple Garden Areas
- Living Room/Dining Area
- Detached Games Room/Office Space
- Terrace Area With Panoramic Views
- Sought After Village Location



ROOM DESCRIPTIONS

Entrance

With a great sized driveway leading down to gardens with sliding doors into inner porch and then stable door opening to;

Entrance Hall

With doors off to kitchen, living room, downstairs cloakroom and storage area, you also have a radiator and stairs rising to first floor landing.

Living Room

19' 6" x 16' 1" (5.94m x 4.90m) Double glazed sliding doors to front aspect opening to patio, the vaulted ceiling makes this room feel very spacious and also includes three radiators and a wood burner, an open archway will then lead to;

Dining Room

7' 8" x 14' 7" (2.34m x 4.45m) With space for a dining table this room will also feature Double glazed sliding doors to terrace area and a radiator.

Kitchen

11' 11" x 13' 11" (3.63m x 4.24m) The kitchen is beautifully presented and benefits from double glazed windows to both the front and side aspects, allowing for plenty of natural light throughout the day. It is fitted with an extensive range of matching wall and base units that provide ample storage and worktop space, perfectly suited for both everyday use and entertaining.

A standout feature of this charming kitchen is the inclusion of two inset Belfast sinks with elegant mixer taps over, offering both functionality and character. The kitchen also boasts a high-quality Rangemaster cooker, which will remain as part of the sale, ideal for those who enjoy cooking or hosting. There is generous space to accommodate a large freestanding fridge/freezer, ensuring all your food storage needs are met. In addition, the kitchen is thoughtfully designed with plumbing and space for both a washing machine and a dishwasher, making everyday tasks convenient and efficient. To complete the space, a wall-mounted radiator ensures the room remains warm and welcoming throughout the year, enhancing comfort while adding to the kitchen's homely appeal.

Downstairs Cloak Room

3' 1" x 4' 2" (0.94m x 1.27m) Stain glassed double glazed window with front aspect, low level WC, wash hand basin.

Storage Cupboard

Space for storage and can also house an additional white good.

Stairs Rising to First Floor Landing

Bedroom One

8' 7" x 14' 4" (2.62m x 4.37m) Double glazed windows with side aspect, radiator and built in wardrobes, door through to;

En Suite Shower

2' 11" x 7' 11" (0.89m x 2.41m) Shower cubicle housing waterfall and hand held shower attachment, vanity wash hand basin and heated towel rail.

Bedroom Two

11' 8" x 16' 7" (3.56m x 5.05m) Double glazed window with front aspect, radiator and space for storage

Bedroom Three

9' 1" x 13' 10" (2.77m x 4.22m) Double glazed window to front aspect, radiator and built in wardrobes.

Bedroom Four

8' 3" x 10' 8" (2.51m x 3.25m) Double glazed window to side aspect, radiator and storage cupboard.

Bedroom Five/Office

8' 0" x 7' 6" (2.44m x 2.29m) Double glazed window to side aspect, radiator and storage cupboard.

Family Shower Room

6' 10" x 9' 1" (2.08m x 2.77m) Double glazed window to front aspect, enclosed shower cubicle housing a waterfall shower and a hand held shower attachment, low level WC and a vanity wash hand basin. You will also have a heated towel rail and a separate radiator.

Games Room/Office Space

14' 2" x 15' 4" (4.32m x 4.67m) Double glazed windows to front aspect with great views, four skylight windows. This room has multiple use, it can be an office, games room or entertaining area, it opens perfectly onto the terrace

Gardens and Terrace Areas

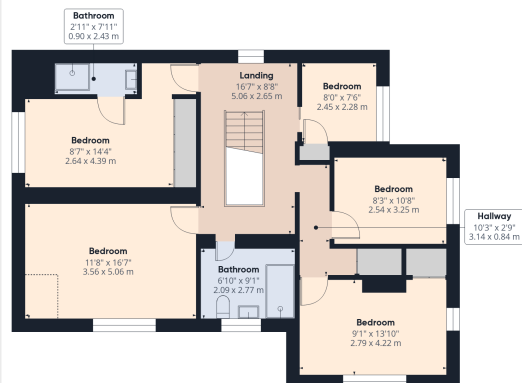
The gardens offer a diverse range of spaces designed to suit every need. There's a spacious lawn area, ideal for children to play, along with tiered sections that provide perfect spots for planting shrubs or creating multiple seating areas. Multiple free standing sheds offer excellent storage solutions or could be used as a garden workshop. A dedicated area is currently set up for keeping chickens, adding to the garden's character. There are also two terrace areas: one ideal for outdoor dining, and a raised terrace that features a hot tub, which will remain with the property. The entire garden is fully enclosed, ensuring privacy and security.



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽⁷⁾

1859 ft²
172.9 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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