



Leaze Cottage, Christon Hill, Christon, BS26 2XU

£769,000 Freehold

COOPER
AND
TANNER



Leaze Cottage Christon Hill

Christon, BS26 2XU

 3  2  3 EPC D

£785,000 Freehold

Description

Set in a rural and secluded area of outstanding natural beauty this is a stunning exceptionally well presented three bedroom cottage. Tastefully and thoughtfully improved over time this property enjoys delightful gardens and beautiful country views over open land and Crook Peak. Also benefiting from 0.50 acre paddock and stabling.

The cottage welcomes you into the hallway with a ceramic tiled floor. There is a shower room, large utility room and storage cupboards from the hallway. One cupboard houses the oil fired boiler and one houses the water pump and tank supplying the water to the property. The utility room is a good size and well fitted with floor and base units, ceramic tiled floor, plumbing for washing machine and double glazed stable door to the side aspect, integrated fridge/freezer. From the hallway a door leads to the kitchen/breakfast room with feature window seat. Remote control velux rooflight, electric range style cooker with induction hob and fan oven, built-in extractor hood. Integrated fridge and dishwasher, ceramic sink and drainer, breakfast bar area. From the kitchen a door leads through to the dining room with oak effect laminate flooring. Feature multi-fuel burner and original bread oven and feature window seat with stunning views. There is a door to the living room and door to bedroom three. The living room is a delightful space again with large picture window with stunning views across open fields and Crook Peak. Oak effect laminate floor, door to garden and a side window. From the living room you go through to the inner hallway where the oak laminate floor

continues. There is a useful storage cupboard here. Doors lead to bedrooms one, two and three and the family bathroom. Bedroom one is a lovely light room again with stunning views to the rear and ample space for a large wardrobe, oak laminate flooring. Bedroom two is a side aspect room with an en suite cloakroom and access to roof space. Bedroom three is a rear aspect room with a window to the living room, oak laminate flooring, blackout blind on the velux window. The family bathroom which is a side aspect room with a chrome heated towel rail, vanity unit with wash hand basin, roll top claw foot bath with mixer tap/hand held shower attachment over, tiled shower area and tray.

Outside

The gardens are an absolute delight and the main feature of Leaze Cottage. Also enjoying exceptional views across open countryside and Crook Peak. Filled with a variety of stunning shrubs and plants including twenty five David Austin roses, Japanese Acer, Camellia's, Rhododendron's and a multitude of bulbs. There are various seating areas, terraces, decks, water features and pathways. A wooded garden area to the side, two greenhouses, two sheds and a wood store. There is a detached double garage with up over door and power and light with eaves storage. There is ample off lane parking with additional gravelled parking area via two double wooden 5-bar gates.

Along the lane is the separate paddock just under half an acre with timber stable block and water supply.









Location

The property is situated in the sought after hamlet of Christon, Area of Outstanding Natural Beauty and wooded areas, surrounded by wonderful country lanes ideal for dog walkers and horse riding, close to the villages of Banwell and Loxton. The villages of Christon and Loxton enjoy a close relationship and benefit from an active social calendar, a village hub in Loxton with cafe/restaurant. There is also a community mini-bus (free to residents), all of which result in a strong sense of community. There are a range of nearby leisure facilities focused mainly on outdoor pursuits and the coastal towns of Weston super Mare & Burnham on Sea are within easy reach providing everyday shopping and banking facilities together with their popular sea fronts. Cheddar and Axbridge are both within short driving distances and there is easy access to the M5 (junctions 21 & 22) giving excellent commuting links to Bristol, Taunton etc. There are mainline railway stations in Worle & Weston super Mare. Bristol Airport is approximately 13 miles distant from the property.

Directions

From Bristol heading South West on the A38 proceed through the village of Langford. At the traffic lights in Churchill turn right onto Dinghurst Road signposted to Banwell and Weston-super-Mare. Follow the road for approximately 2.5 miles

passing through the village of Sandford. At the 'T' Junction in Banwell turn left onto Castle Hill. Proceed to the top of the hill and with Banwell Castle ahead of you, bear right onto The Rhodyate. Proceed down the hill and follow the road through a sharp right hand bend. Continue on this road for approximately 2 miles that in turn leads onto the Christon Road and then the Banwell Road. Proceed into the village of Christon passing Flagstaff Road with the Church of St Mary on the corner and take the next available turning on the right onto Weston Lane. Continue on this woodland road and proceed to the top of the hill where the road leads onto an unmade road. The property can be found on the right-hand side.



Local Information: Christon

Local Council: North Somerset District Council

Council Tax Band: Band E

Services: Mains electricity, septic tank, private water, oil fired central heating

Tenure: Freehold



Motorway Links

- Junction 21
- Junction 22



Train Links

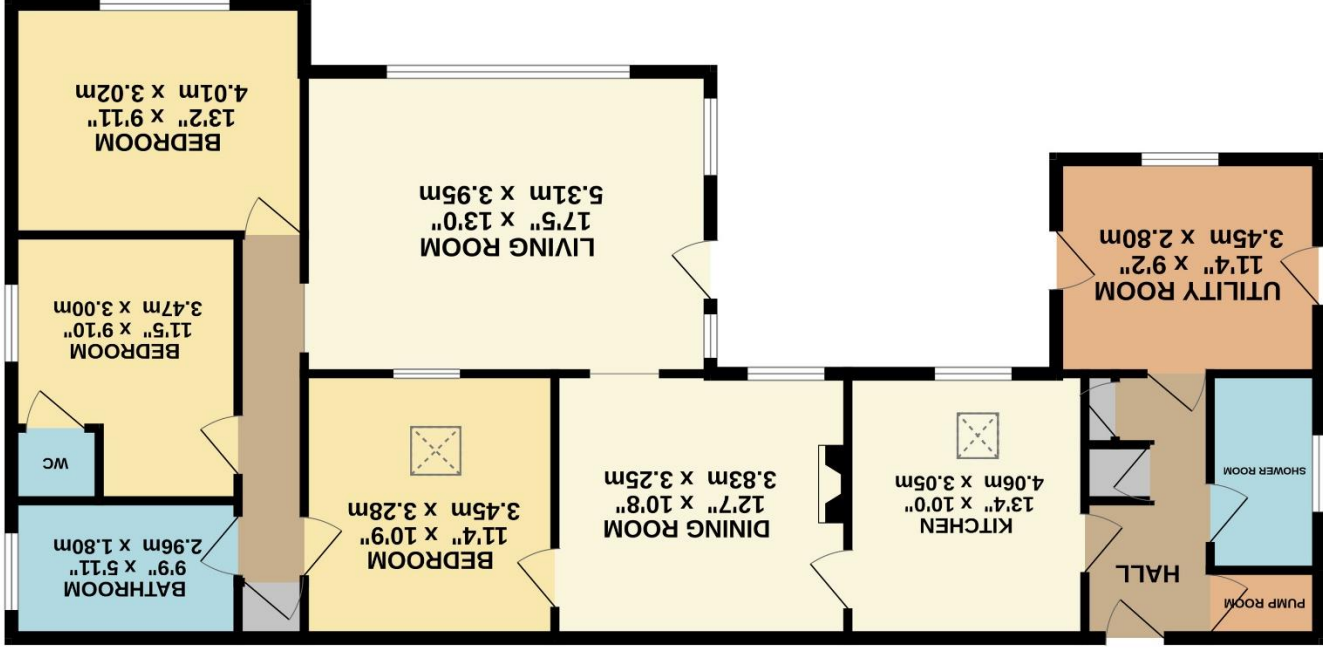
- Worle Train Station
- Yatton Train station



Nearest Schools

- Banwell Primary School
- Winscombe Primary School
- Churchill Secondary School

GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m.) approx.

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