

High Street, Banwell, Somerset. BS29 6AA

£425,000 Freehold

REDUCED



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This unique, versatile and spacious converted school building hails from the 19th century and offers great character, 4 bedrooms, 2 very generous reception rooms, 1 under-cover parking space and a tiered garden to the rear. The property is approached along the popular High Street in Banwell where buildings such as the old bakery, the old sweet shop, a pub, and a Temperance hall have all been converted to give this road a real historic feeling. There is a parking space to the front (driveway shared with next door) and the entrance hall offers stairs to the first floor, a large walk-in store, and a door to the side leads out to an open inner courtyard area which follows through to a utility room and a covered walkway through to steps up the side to the rear garden. To the middle floor of the property there is a stunning hall area with a galleried landing from the bedrooms above. Also here there is an enormous window letting in floods of light. To this floor there are 2 very generous reception rooms currently used as a dining room and a living room with the latter having french doors out to the side leading to outside space and the rear garden. Further to this floor there is a bathroom with WC, wash basin and a shower, a large walk-in store cupboard and the kitchen which offers a range of wall and base units with worktops over, gas hob with extractor hood over, eye level electric oven and microwave, integral fridge freezer, inset stainless steel sink/drainer and a door to the side leading to outside space and the garden. To the top floor of the property there are 4 bedrooms, 3 with velux-style roof windows and the master bedroom with a large window overlooking the rear garden. The family bathroom offers a white suite with WC, 2 wash basins and a bath with shower over. Outside to the rear the private garden is on the hillside leading up to the woods behind so has tiers and steps with many mature shrubs and trees throughout giving a lovely tranquil feeling and walled top tier for table and chairs. From the top there are far reaching views across the countryside looking towards Welsh countryside .

## FEATURES

- HISTORIC Converted School Hall
- Four bedrooms
- Separate Living room and Dining room
- Tiered gardens to rear with superb views from the top
- Great village location
- Lots of internal space/store areas
- One under-cover parking space to front
- Two bathrooms - 1 up and 1 down
- Really unique property with great features
- EPC - n/a



## ROOM DESCRIPTIONS

### Entrance Hall and Store Room

10' 4" x 7' 0" (3.15m x 2.13m) Cool store area with lighting; stairs to first floor

### Inner Courtyard

11' 0" x 9' 5" (3.35m x 2.87m) Open courtyard area perfect for table and chairs; access to utility and hallway to steps for rear garden

### Utility Room

10' 0" x 4' 5" (3.05m x 1.35m) Plumbing for washing machine and space for dryer; power and lighting; Hallway leading from utility and courtyard to a side door and steps up to the rear garden

### Gallery Hallway

16' 11" x 9' 1" narrowing to 7'6 (5.16m x 2.77m) Radiator; Large feature window to front and one to side; stairs to top floor/landing

### Living Room

22' 8" x 17' 5" (6.91m x 5.31m) Radiator; Window to rear; french doors to outside seating area and steps up to rear garden

### Dining Room

15' 2" x 14' 8" (4.62m x 4.47m) Radiator; Window to front views and window to rear; feature fireplace and surround

### Kitchen

16' 1" x 6' 8" (4.90m x 2.03m) Radiator; Window to side; range of wall and base units with worktops over, gas hob with extractor hood over, eye level electric oven and microwave, integral fridge freezer, inset stainless steel sink/drainer and a door to the side leading to outside space and the garden

### Shower Room

6' 8" x 4' 5" (2.03m x 1.35m) Towel radiator; white suite of WC, wash basin and a shower

### Store Room

6' 8" x 2' 7" (2.03m x 0.79m) Large cupboard storage beneath stairs

### Bedroom 1

15' 9" max x 11' 0" max (4.80m x 3.35m) Radiator; large feature arched window to rear garden; vaulted ceiling and exposed beams

### Bedroom 2

11' 0" x 9' 5" (3.35m x 2.87m) Radiator; Velux-style roof window, vaulted ceiling and exposed beams

### Bedroom 3

11' 0" x 9' 5" (3.35m x 2.87m) Radiator; Velux-style roof window, vaulted ceiling and exposed beams

### Bedroom 4

11' 0" x 6' 7" (3.35m x 2.01m) Radiator; Velux-style roof window, vaulted ceiling and exposed beams; built in cupboards to one end

### Bathroom

10' 4" x 6' 7" (3.15m x 2.01m) Radiator; Velux-style roof window, vaulted ceiling and exposed beams; white suite with WC, 2 wash basins and a bath with shower over.

### Outside

FRONT - one allocated under-cover parking space

SIDE and REAR - Outside to the rear the private garden is on the hillside leading up to the woods behind so has tiers and steps with many mature shrubs and trees throughout giving a lovely tranquil feeling and walled top tier for table and chairs. From the top there are far reaching views across the countryside looking towards Welsh countryside

#### PLEASE NOTE :

- slightly reduced head height/s in beds 3 and 4 due to roof angle
- the outside of the front of the property is listed (as most of the buildings on the High Street are to maintain its old village character) but the inside is not listed



# FLOORPLAN & EPC



Total area: approx. 216.8 sq. metres (2334.0 sq. feet)