

High Street

Banwell, BS29 6AG

COOPER
AND
TANNER



£465,500 Freehold

Beautifully presented with stylish interior is this five bedroom character cottage. It is surprisingly spacious, offering lots of living space and benefits from a large garden with far reaching views across the country side.

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 5  3  2 EPC E

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DESCRIPTION

Stepping through the front door you are immediately welcomed into a boot room which provides access into the kitchen, a bedroom and the rear garden. Here there is a utility cupboard which has space for white appliances. The downstairs bedroom is a large double room with exposed beams and has an en-suite shower room. The en-suite is fitted with a corner shower cubicle, pedestal basin and low-level W/C. The beautifully designed kitchen is fitted with stylish cupboards, a peninsula unit, a Belfast sink and electric oven with integral hob. This room also provides space for a dining room table. There is a feature stone-built fire place. The kitchen/dining area is a bright and airy room as it has two front aspect windows allowing plenty of light into the room. Downstairs, there is also a second reception/family room. It is spacious and is split level with a step through the middle and has front and rear aspect windows. The first floor comprises of two double bedrooms and a small single bedroom which could be conveniently used as a study. There is also a family bathroom suite fitted with panelled bath with overhead shower, pedestal basin and low-level W/C. This floor also houses the well-proportioned living room. The living room has a feature wood burner and exposed beams. The conservatory can be accessed through double doors at the end of the living room. This room is a lovely space and enjoys views of the rear garden. The second floor is where the final bedroom can be found. This room benefits from built in storage cupboards and has two Velux windows. The property is heated by gas central heating.

OUTSIDE

The front of the property comprises of off-street parking for one vehicle. The garden is a large space and tiered upwards backing onto woodlands. The garden is mostly laid to lawn with a gravelled area ideal for BBQ's and enjoying the evening sun. There is also a stone built outside store cupboard, a selection of mature plants, trees and bushes. The garden is a perfect entertaining space; or ideal for family time or enjoying the exceptional far-reaching views.

LOCATION

The village of Banwell is within easy driving distance of the cities of Bristol, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pub, church, primary school and pre-school with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-Super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The long-distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - www.banwell.info.

TENURE

Freehold

HEATING

Gas central heating

SERVICES

Mains gas, mains electricity, mains drainage, mains water and water meter

COUNCIL TAX

Band C

VIEWINGS

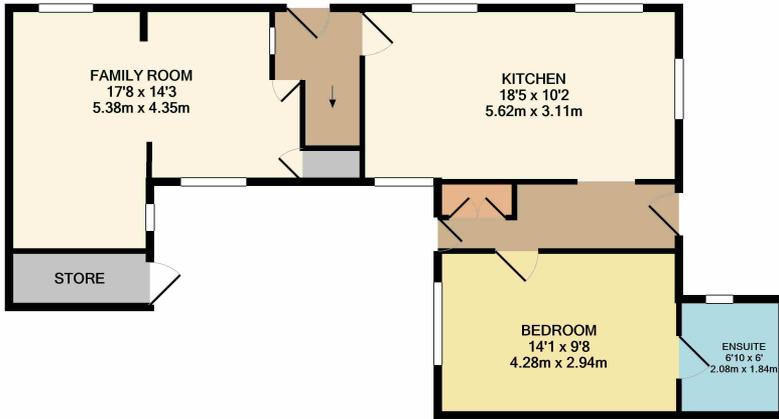
Strictly by appointment only- please contact Cooper and Tanner

DIRECTIONS

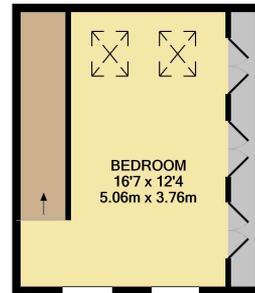
Travelling into Banwell on the A368 from the direction of Churchill, at the crossroads continue straight on into High Street. Continue on the High Street where towards the end you will find the property on the left hand side.







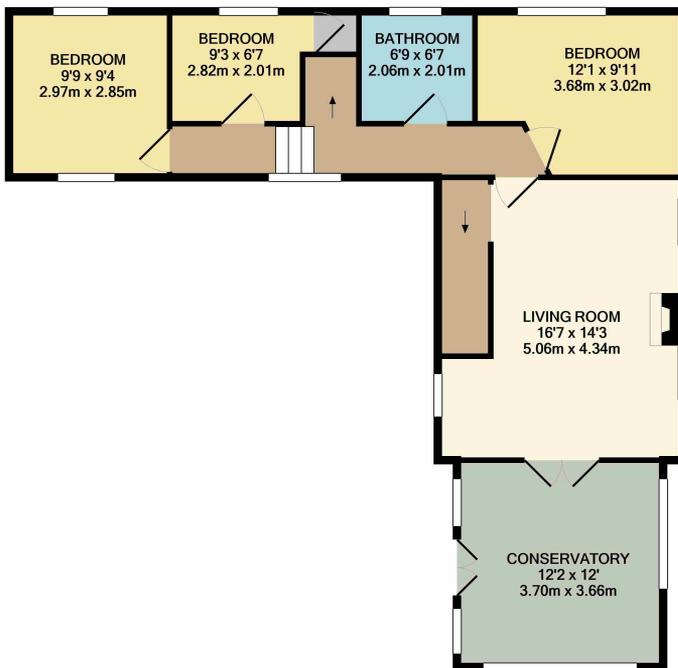
GROUND FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(22.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1693 SQ.FT. (157.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(71.0 SQ.M.)

CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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AND
TANNER**

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