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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Banwell Village*

*OIRO £300,000*

- \* *Detached Character Cottage*
- \* *Far Reaching Views to Front*
- \* *2 Bedrooms Over 2 Floors*
- \* *16' Kitchen/B'Fast Room*
- \* *2 Reception Areas*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## 7 Hill Path, Banwell, BS29 6AB

### Description

There is no onward chain with this 'detached' unique character cottage occupying an elevated village position, enjoying superb far reaching views to the front aspect. The versatile accommodation includes an 18' living with additional dining/study area, the kitchen breakfast room measures in excess of 16' in length, the bathroom and second bedroom are on the ground floor, with the main 'double' bedroom being on the first floor. Plenty of charm and character exist courtesy of features such as a wood burning stove, 'Rayburn', exposed stone walls, latched timber doors and a butler style sink. Vertical radiators and double glazed windows finished in an anthracite grey colour are sympathetic to the cottage but provide a modern twist and many will appreciate that the frontage provides a combination of garden and off road parking. The sellers have also purchased some additional adjacent ground which could provide a superb seating area with beautiful views. An extremely rare opportunity sure to tug at the heart strings.

### Accommodation

#### Entrance

Double glazed double doors open into the kitchen plus a wide thick set timber door provides access into the main living room.

**Kitchen/Breakfast Room** 16' 8" x 7' 3" (5.08m x 2.21m) including boiler cupboard. Fitted wall and base units including glass display units and plate racks. 'Butler' style sink with mixer tap and tiling splash backs. Feature 'Rayburn' for cooking. Tiled floor, radiator, area of sloping ceiling. Double and single glazed windows. Latched door through to

**Bathroom** 8' 5" x 6' 1" (2.56m x 1.85m) Tiled floor and 'metro' style tiling to walls. White suite of panelled bath with shower and side screen, wash hand basin and low level WC. Heated towel rail. Sloping ceiling with sky light.

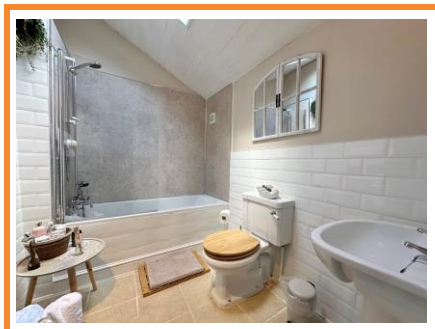
**Living Room** 18' 4" x 10' 1" (5.58m x 3.07m) including staircase to first floor with recess beneath and cupboard. Via latched door from the kitchen plus can be accessed independently from the front courtesy of a wide timber, latched and bolted door. A lovely characterful reception room with wood burning stove set in a stone fireplace and hearth. Exposed stone walling. 2 wall lights. Feature vertical radiator. Wood flooring. Wooden beams over doors and windows. Radiator. Anthracite grey dual aspect double glazed windows providing lovely views across fields towards Clevedon & Weston Hillside. Opening through to

**Dining Area** 8' 0" x 7' 2" (2.44m x 2.18m) A useful and flexible extra reception area with wooden floor boards, radiator and wall light. Anthracite grey double glazed window with similar views to the living room.

**Downstairs Bedroom** 2' 9" 10" x 7' 2" (2.99m x 2.18m) incorporating a slatted mezzanine type level with ladder access. Sky light. Stable style door to outside space. Feature vertical radiator.

**First Floor Landing** 10' 2" x 6' 5" (3.10m x 1.95m) Wooden floor boards. Exposed stone wall. Double glazed anthracite grey window. Latched door to

**Bedroom 1** 11' 3" x 10' 2" (3.43m x 3.10m) Wooden floor boards, radiator, dual aspect double glazed anthracite grey windows enjoying far reaching views across the village and fields towards Clevedon & Weston Hillside.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

## Outside

An area of block paving and patio to the front of the cottage can be used to provide a combination of garden space and off road parking. Raised border. There is an enclosed courtyard/outside space to the rear of the property accessed from bedroom 2. The current owner purchased a small parcel of land adjacent to the property, which requires cultivation, however, once finished could provide a lovely elevated plateau/patio seating area commanding superb far reaching views of the surrounding area.

## Tenure

Freehold, council tax band is 'C'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and very low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 64-80mbps, source: Openreach.

## Energy Performance

The energy rating for this property is 'E'.

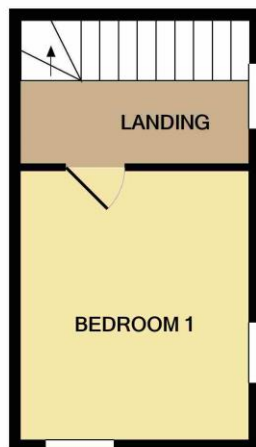


GROUND FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 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 186 SQ.FT.  
(17.3 SQ.M.)