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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



**Dark Lane, Banwell**

**£375,000**

- \* 2/3 Bed Detached Residence
- \* Parking for Several Cars
- \* Integral Double Garage
- \* Flexible Basement Room
- \* 2 Balconies with Views
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

# Briar Patch, 9 Dark Lane, Banwell, BS29 6BP

## Description

A rare opportunity to acquire a unique and individual property, with plenty of features, quirkiness and a very deceptive plot. Situated on the easterly fringes of Banwell Village with dual access, which adds to the appeal and is not obvious at first glance. Naturally, there is front access from Dark Lane, but also, a barred gate off Castle Hill, provides secondary access to the rear, to a long driveway with turning bay, ensuring off road parking for several vehicles. The main accommodation 'feels' like a 2 'double' bedroom bungalow but on the first floor, with '2' balconies enjoying views to surrounding countryside and a woodland backdrop. Beneath this a useful and flexible self contained room measuring 18'6" x 16' offers a wealth of possibility including potential for an annexe/teenager suite, or perhaps a hobby room, office for those who work from home or a 3rd bedroom if required. A lifestyle choice for those looking for something a little bit different. Offered with 'no onward chain' complications.

## Entrance

Private and secure door on Dark Lane opens into an enclosed courtyard, which provides access to the ground floor accommodation, plus steps rise up to the first floor. Double glazed sliding entrance door to porch with further double glazed door to kitchen and passageway leading to the conservatory. Storage/utility cupboard with folding doors and plumbing for washing machine plus vent for tumble dryer.

**Kitchen** 11' 10" x 11' 4" (3.60m x 3.45m) Fitted with a range of floor and wall units with work surfaces and tiling to splash backs. Inset single drainer sink unit with mixer tap. Dishwasher. Built in electric oven and microwave, gas hob and cooker hood over. Coved ceiling. Radiator. Double glazed window to side.

## Inner Hall

Radiator. Coved ceiling. Access to loft.

**Lounge** 20' 5" x 12' 0" (6.22m x 3.65m) Fireplace with coal effect gas fire. 2 radiators. TV point. Coved ceiling with inset spotlights. Double glazed floor to ceiling window with views to countryside. Double glazed sliding patio door opening onto a balcony with the same pleasant outlook. Further double glazed sliding patio door to

**Conservatory** 10' 7" x 9' 0" (3.22m x 2.74m) Double glazed with sliding patio doors to gardens. Radiator. Views to surrounding countryside with a woodland backdrop.

**Bedroom 1** 12' 0" x 12' 0" (3.65m x 3.65m) including wardrobes to one wall. Radiator. Double glazed sliding patio door to Balcony with views to surrounding countryside.



**Bedroom 2** 11' 10" x 11' 10" (3.60m x 3.60m) including wardrobes to one wall. Radiator. Covered ceiling. Double glazed sliding patio door opening onto a large area of decking with far reaching views.



**Bathroom** 8' 4" x 7' 7" (2.54m x 2.31m) White suite of panelled bath with shower over, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window.



#### Lower Level

**Office/ Hobby Room** 18' 6" x 16' 0" (5.63m x 4.87m) A self-contained versatile space that may suit annexe style accommodation, teenager suite or possibly an occasional 3rd bedroom. 2 radiators. 2 double glazed windows plus part glazed door to the front driveway. Wall mounted gas combi boiler for heating and hot water. Door to WC with additional raised plinth providing storage. Further door through to



**Double Garage** 18' 7" x 16' 5" (5.66m x 5.00m) plus storage plinth, shelving and store cupboard. Light and power. 2 'up and over' doors. Door to

#### Workshop/Garage

An additional storage area/workshop with light, power and inspection pit. An 'up and over' door provides access from the front admittedly with narrower access.

#### Outside

At the front of the property there is a good size area of driveway providing forecourt parking for several vehicles. A wooden door opens into a covered entrance area with a storage area under the property. Steps leading up to a patio which is on 3 levels, enjoying views towards fields/farmland and beyond. A footpath bordered by a natural stone wall leads to a gate which opens onto an area of lawn screened from the road by mature shrubs and trees. A gate at the top of the garden gives access to Castle Hill and there is a driveway and turning bay providing additional parking which might suit those with a caravan, boat, or motor home.




## Balcony & Views



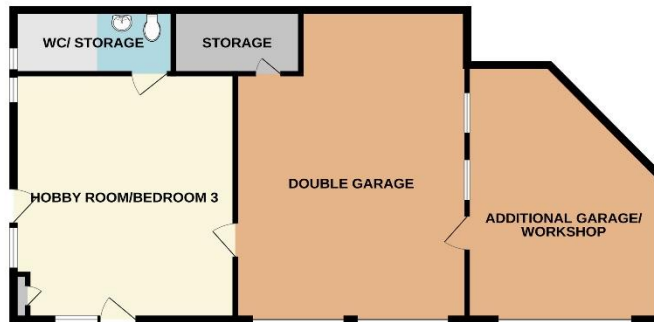
## Tenure

Freehold, council tax band is 'D'.

## Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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 guarantees as to their operability or efficiency can be given.  
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