

23 HIGH STREET

Banwell, BS29 6AA

Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* A Charming Cottage Full of Character * Tucked away along one of Banwell's most popular positions, this delightful cottage is a home full of charm, character and versatility. Surrounded by an attractive collection of individual period properties, the High Street offers a peaceful village setting.

Well presented throughout, the property provides spacious and well-arranged accommodation, whilst offering excellent flexibility. The home can be configured as either three or four bedrooms to suit individual requirements.

Period features are woven throughout, including stripped floorboards, exposed stonework and timber beams. The property offers a welcoming entrance porch and hallway, sitting room with feature log burner, separate dining room with access to the garden, a well-equipped kitchen, separate utility room and versatile fourth bedroom/reception room and refitted four-piece bathroom - all on the ground floor. Upstairs there are three further bedrooms, an upstairs W/C and a large storage eaves space.

Outside, a landscaped multi-tiered garden enjoys far-reaching views which offers space for entertaining, relaxing and enjoying the outdoors, together with a driveway providing valuable off-road parking.

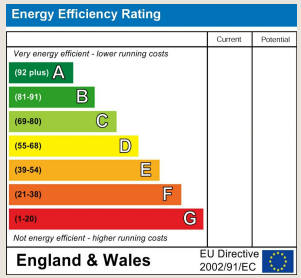
With gas central heating, generous accommodation and an abundance of period charm, this is the perfect cottage village home.

Situation

100 metres - Banwell Primary School
140 metres - 'Banwell News' Convenience Shop
145 metres - The Bell Inn Pub
0.14 miles - Brewers Arms Pub
0.47 miles - Co-Op Convenience Shop
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating:













PROPERTY DESCRIPTION

Entrance Porch
Feature wooden front door opening into the entrance porch and door opening to;

Hallway
Window to side aspect, stairs rising to the landing with under-stair storage cupboard, radiator, archway to;

Sitting Room

15'4" x 12'1" (4.67m x 3.68m)
Window to front aspect, feature log burner set atop slate hearth, television point, radiator, laminate flooring, door to;

Dining Room

11'11" x 11'7" max measurements (3.63m x 3.53m max measurements)
Skylight, storage cupboard, radiator, hardwood flooring, door to the inner hallway, doors to the garden and archway to;

Kitchen

12'1" x 6'7" (3.68m x 2.01m)
Window to side and skylight, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, double 'Belfast' style sink with mixer tap over and adjacent drainer, freestanding gas range cooker, space for fridge/freezer, plumbing for dishwasher and tiled flooring.

Inner Hallway
Secondary front door opening to the driveway, storage cupboard housing the gas central heating combination boiler, consumer unit and window to side, the inner hallway has hardwood flooring, radiator and doors to;

Four-Piece Bathroom

9'5" x 7'2" (2.87m x 2.18m)
Dual aspect windows to rear and side, refitted suite comprising low level W/C, hand wash basin with taps over, corner shower cubicle with mains shower and separate handheld attachment over, freestanding claw-foot bath with taps and handheld shower attachment over, partially panelled walls, tiled flooring, down lights and towel radiator.

Reception/Bedroom 4

16'3" x 7'9" (4.95m x 2.36m)
Two windows to front, radiator, hardwood flooring, down lights and door to;

Utility Room

7'7" x 4'6" (2.31m x 1.37m)
Two windows to side aspect, 'Belfast' style sink with taps over and tiled surround, worktop and tiled surround, plumbing for washing machine and space for tumble dryer.

Landing
Window to side aspect, radiator and doors to;

Bedroom 1

12'6" x 11'10" (3.81m x 3.61m)
Window to rear aspect overlooking the garden and radiator.

Bedroom 2

10'9" x 8'2" (3.28m x 2.49m)
Window to rear aspect overlooking the garden, radiator and hatch opening to a generously sized eaves storage space.

Bedroom 3

8'7" x 7'4" (2.62m x 2.24m)
Window to front aspect and radiator.

Upstairs W/C
Suite comprising of low level W/C and hand wash basin with taps over and tiled surround.

PROPERTY DESCRIPTION

Rear Garden

Stepping from the dining room into the courtyard, newly installed wooden steps lead up to the landscaped, multi-tiered garden. The first tier is laid to lawn and features a raised decked area, providing the perfect space for outdoor entertaining and enjoying the surrounding garden. Wooden steps lead though the second tier, which is also laid to lawn and bordered by a variety of established shrubs and plants, creating a wonderful setting. The final tier is laid to decking and offers a superb elevated vantage point, with far-reaching views across the village and the open fields beyond.

Driveway

Laid to stones and offering off street parking for a vehicle.

Material Information

We have been advised the following;
Council Tax - B
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



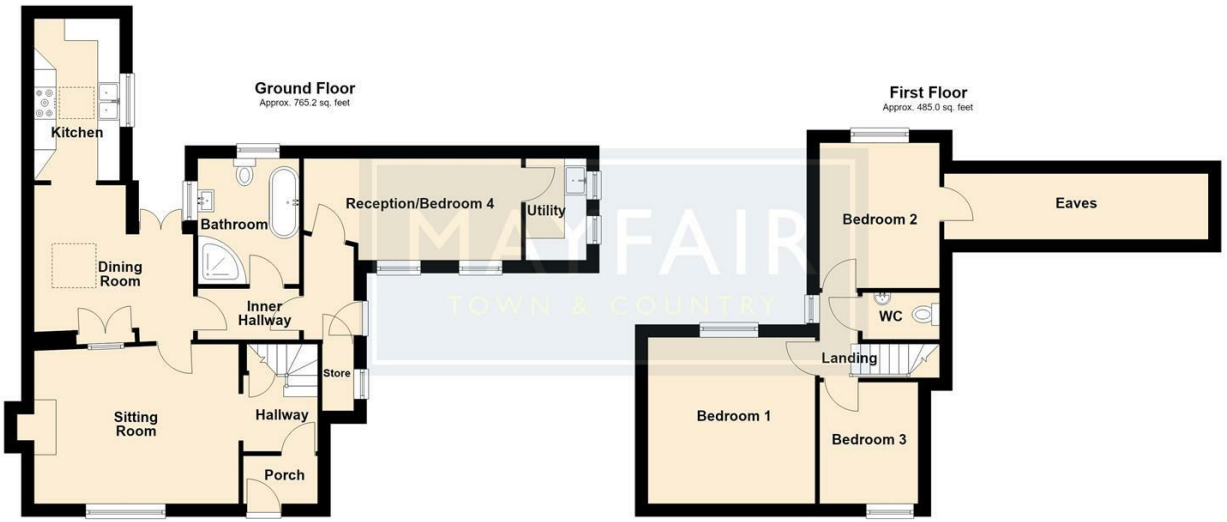









KEEP CLEAR





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT