

High Street, Banwell, Somerset, BS29 6AG

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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This superb, three-bedroom, detached, freehold home offers spacious and flexible accommodation in an elevated position in Banwell, Somerset. Beautifully renovated and meticulously maintained throughout, the property is presented in excellent condition, making it ideal for buyers seeking a home that is ready to move straight into. Multiple reception rooms provide adaptable living spaces, perfectly suited to modern family life, entertaining, or home working.

Upstairs, the property boasts a generous master bedroom complete with its own en-suite shower room, enhancing both comfort and privacy. The remaining bedrooms are well proportioned, making the layout highly practical for growing families.

Externally, the home enjoys an excellent private and enclosed wraparound-style garden, offering ample outdoor space for relaxation and recreation. A private driveway and garage provide valuable off-street parking and storage.

Situated on the edge of Banwell, in an elevated position, offering far reaching views across the valley as far as the airport and Wales from the upper floor. The property combines rural charm with commuter convenience. Local shops, amenities, and schools are easily accessible, while excellent transport links connect to Bristol and surrounding areas. This is a fantastic opportunity for buyers seeking space, quality, and location in equal measure.

EPC Rating: D59 | Council Tax Band: E

- **A superb, three bedroom, detached, freehold family home**
- **Complete with multiple reception rooms providing flexible living spaces**
- **Boasting a master bedroom and en-suite shower room**
- **Beautifully renovated and maintained throughout**
- **Excellent private and enclosed wraparound style garden**
- **Private driveway and garage providing valuable off-street parking**
- **Well positioned in an elevated position of Banwell, within reach of amenities, schools & travel routes**
- **Ideally suited to family buyers**
- **Approximately 2,126 sq. ft.**









Accommodation

Entrance: On approach to the property, you are met with a gated entrance with a walkway laid to concrete, leading to a UPVC double glazed entrance door leading to the vestibule.

Vestibule: A UPVC double glazed vestibule with double glazed ceiling panels, step up to a UPVC entrance door.

Hallway: An inviting hallway with under stairs storage cupboard, radiator, ceiling lights, doors leading to principal rooms.

Living Room: A superb living room with open fireplace upon a granite hearth and surround feature, various UPVC double glazed sash windows, radiators, built in storage cupboard, picture rail, ceiling lights.

Dining Room: A lovely dining room with two UPVC double glazed sash windows, radiator, picture rail, ceiling light.

Kitchen: A well-presented kitchen with luxury vinyl tiled flooring, wide range of wall and floor storage units with granite worktops and matching up stands over, inset one and a half bowl composite sink and drainer with a Swan neck style tap over, well positioned under a UPVC double glazed sash window, inset five burner gas hob with extraction hood over, integrated dishwasher, integrated tall fridge, eye level dual oven, grill and microwave, integrated freezer, wall mounted gas fired boiler, wall mounted consumer unit, ceiling spotlights, UPVC door leading to the boot room.

Boot Room: With timber framed single glazed door leading into the private and enclosed wraparound garden.

Stairs Descending from the Dining Room to the Lower Ground Floor Sitting Room

Sitting Room / Bedroom Four: Currently used as a light and bright sitting room, this versatile space could alternatively serve as a bedroom with the addition of a door, offering direct access to the garden. The room features a range of UPVC double-glazed sash windows, radiators, and ceiling spotlights. UPVC double-glazed patio doors lead out to the private, enclosed rear garden, while additional doors provide access to the cinema room and cloakroom.

Cinema Room: An impressive cinema and entertainment room complete with integrated ceiling speakers, radiator, ceiling spotlights.

Cloakroom: With vinyl flooring, low-level WC, wash hand basin over pedestal with tiled splashbacks over, heated towel rail, built-in under stairs storage cupboard, extractor fan, ceiling spotlights.

Stairs Rising from Entrance Hallway to First Floor Landing

First Floor Landing: With a timber balustrade, UPVC double glazed sash window, exposed timber beam feature, roof space access hatch, ceiling lights.

Master Bedroom: With a selection of fitted storage cupboards, various compartments and hanging rails, radiator, UPVC double glazed sash windows providing a far-reaching outlook of neighbouring rooftops and beyond, picture rail, ceiling lights.

En-Suite Bathroom: An immaculate en-suite bathroom with tiled flooring, low level WC with a polished granite sill, wash hand basin over vanity unit, panel bath with shower attachment, enclosed electric shower, built-in airing cupboard housing a hot water tank, UPVC double glazed sash window with polished granite windowsill, tiled walls, picture rail, ceiling light.

Bedroom Two: A wonderful double bedroom with UPVC double glazed sash windows bringing in a far-reaching view of rooftops and greenery beyond, radiator, picture rail, ceiling light.

Bedroom Three: With a built-in storage cupboard, radiator, UPVC double glazed sash window, picture rail, ceiling lights.

Family Bathroom: A family bathroom with tiled flooring, low-level WC, wash hand basin over pedestal, panel bath with shower attachment and electric shower over with glass screen, UPVC double glazed sash window, heated towel rail, ceiling lights.

Outside

Driveway: On approach to the property, you are met with a gated entrance with a driveway laid to concrete, comfortably able to house two vehicles.

Garage: A garage partitioned into three sections. The first section being in the garage itself with an electric up and over entrance door, access to power and electric, wall mounted consumer unit, a variety of UPVC double glazed windows, overhead storage space. The second section is a useful utility room with tile effect vinyl flooring, range of wooden floor storage units with worktops, space and plumbing for appliances, inset one and a half full stainless-steel sink and drainer with a Swan neck style tap over, access to power and electric, UPVC double glazed windows, extractor fan, ceiling lights. The final section is an excellent storage room with storage units and a worktop, inset one and a half bowl stainless steel sink and drainer, access to power and electric, UPVC double glazed windows, ceiling lights.

Wraparound Garden: A commanding private and enclosed wraparound style garden opening onto a concrete tiled patio, extensive area laid to a lawn partly sloping, various areas home to mature bushes and shrubs, water supply taps.

Services: Mains water, gas, electricity, drainage.

Heating System: Gas central heating.

Tenure: Freehold.

360 Virtual Tour: https://tour.giraffe360.com/3c4268233f434c45a120b2a1ca3eb352

Floor Plan: While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.



































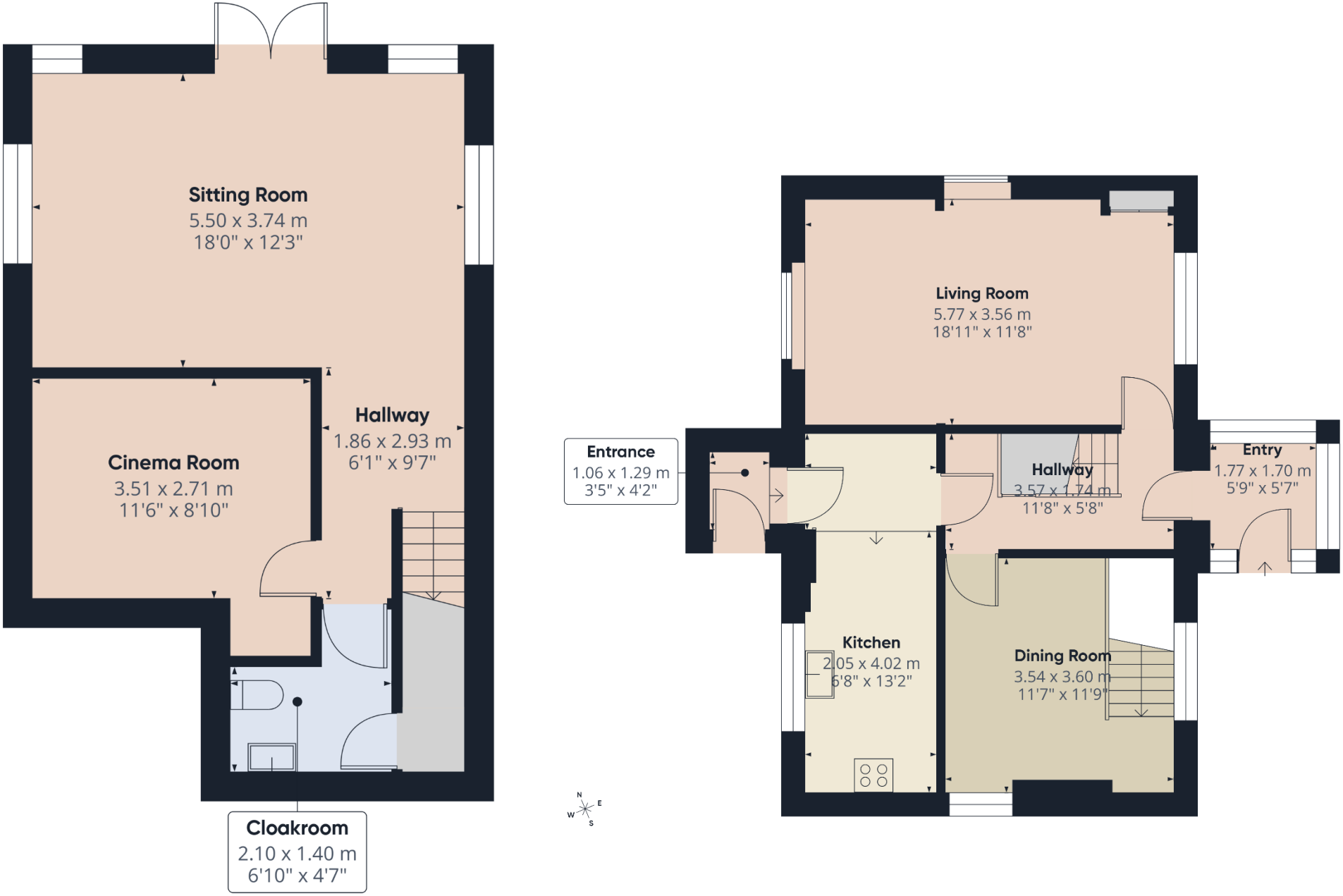


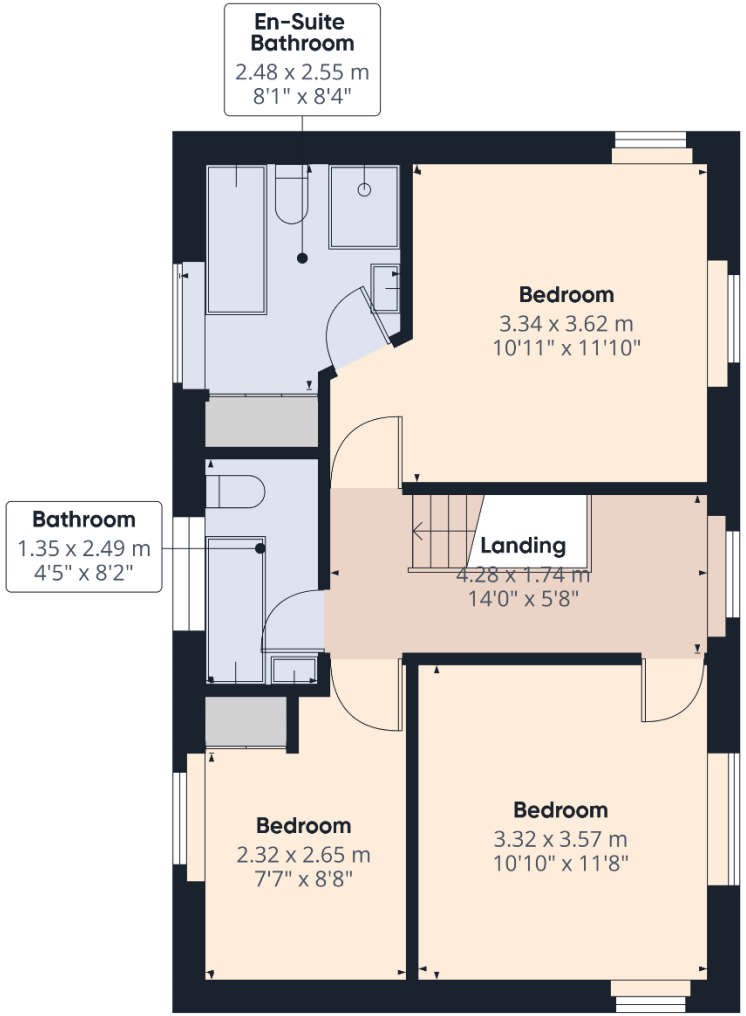


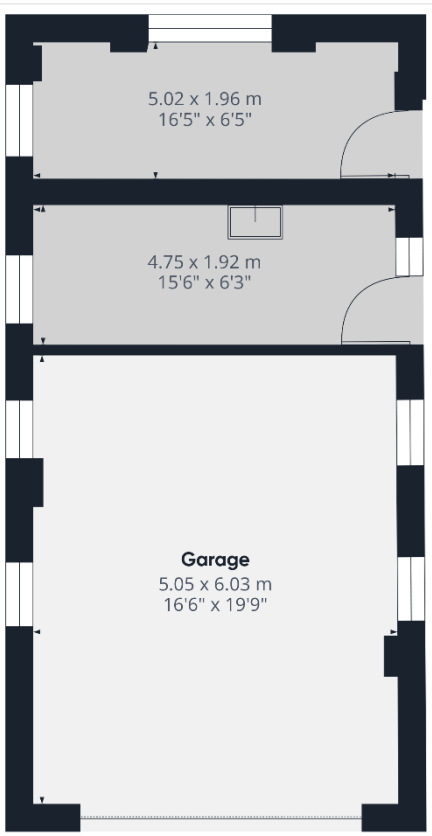


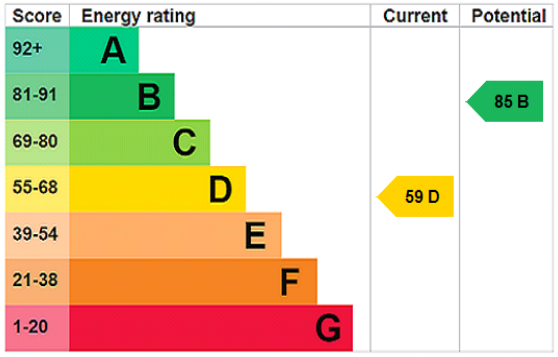





Sitting Room
5.50 x 3.74 m
18'0" x 12'3"
Cinema Room
3.51 x 2.71 m
11'6" x 8'10"
Hallway
1.86 x 2.93 m
6'1" x 9'7"
Cloakroom
2.10 x 1.40 m
6'10" x 4'7"
Living Room
5.77 x 3.56 m
18'11" x 11'8"
Entrance
1.06 x 1.29 m
3'5" x 4'2"
Hallway
3.57 x 1.74 m
11'8" x 5'8"
Entry
1.77 x 1.70 m
5'9" x 5'7"
Kitchen
2.05 x 4.02 m
6'8" x 13'2"
Dining Room
3.54 x 3.60 m
11'7" x 11'9"
N
E
W
S







Approximate total area(1)

197.5 m²

2126 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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