2 Hutton Hill, Hutton, Weston-Super-Mare, Somerset. BS24 9SX

£325,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This stunning 3-storey detached cottage is just superb and well presented throughout offering 2 bedrooms, 2 reception rooms, spiral stairs to all floors, open stone wall features and a lovely top floor with doors out to the rear garden with views. The property has the front door covered to give a storm porch area, with access into the downstairs living room which also has a dining area. The log burner in the feature fire place with exposed stone walling makes this a very cosey space for colder evenings. The kitchen is then to the rear of the property and offers a range of wall and base units with worktops over, freestanding electric cooker with an extractor hood over, spaces for dishwasher, washing machine, fridge freezer and inset stainless steel sink/drainer. There are spiral stairs between floors and the middle floor has the 2 bedrooms, one of which has feature exposed stone and an en suite offering a white suite of WC, wash basin and a shower. The family bathroom is also to this floor and also has a white suite of WC, wash basin and a bath with shower over complete with stone walling and slate tiling. Spiral stairs then lead up to the top floor which is a lovely living room with a useful workspace area, wood floors, exposed stone walling, roof windows and a door out to the stepped rear garden which makes this a lovely living space for the summer with the doors opened. The rear cottage garden is lovely and well maintained with steps up to a lawned area and side pathway with mature shrubs up to a level seating area for table and chairs to take in a great view across the valley to the woods beyond. There is also side access from the garden down to front of the property. Parking is not allocated as such but it is known that the property owner parks cars to its front.

FEATURES

- Superb detached 3 storey cottage
- Two Bedrooms
- Two Reception Rooms
- Stunning top floor with access to rear garden
- Views from garden
- Lovely features including exposed stone walling
- Village Location
- EPC - D
- Council Tax - Band C
- 360 VIDEO TOUR AVAILABLE
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Entrance / Living-Dining Room

21' 4" x 12' 10" (6.50m x 3.91m) Radiator; Upvc double glazed windows to front/side; Entrance door from storm porch area into Living-Dining Room; Feature fireplace with wood burner; door to kitchen; spiral stairs to middle floor

Kitchen

11' 9" x 8' 7" (3.58m x 2.62m) Radiator; Upvc double glazed window to side; range of wall and base units with worktops over, freestanding electric cooker with an extractor hood over, spaces for dishwasher, washing machine, fridge freezer and inset stainless steel sink/drainer.

Bedroom 1

13' 1" x 7' 3" (3.99m x 2.21m) Radiator; Upvc double glazed window to front; feature stone wall; door to en suite

En Suite to Bed 1

6' 2" x 3' 6" (1.88m x 1.07m) White suite of WC, wash basin and shower

Bedroom 2

11' 9" x 8' 6" (3.58m x 2.59m) Radiator; Upvc double glazed window to each side; feature fireplace

Bathroom

7' 6" x 4' 8" (2.29m x 1.42m) Feature towel radiator; white suite of WC, wash basin and a bath with shower over complete with stone walling and slate tiling

Living Room

23' 7" x 11' 9" (7.19m x 3.58m) Spiral stairs then lead up to this top floor having wood floors, exposed stone walling, 4 roof windows, a side window and a glazed door out to the sloped/stepped rear garden. To the rear there is also a large cupboard/storage area and also a workspace area. Two radiators.

Outside

The cottage garden has steps up to a lawned area and side pathway with mature shrubs up to a level seating area for table and chairs to take in a great view across the valley to the woods beyond. There is also side access from the garden down to front of the property.
Parking is not officially allocated but it is known that the property owner parks cars to its front







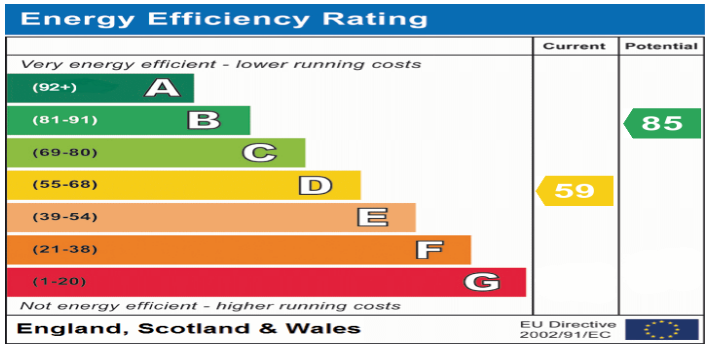






FLOORPLAN & EPC





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