



# Rachel J Homes

*Estate Agents*

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## **KNIGHTCOTT ROAD, BANWELL, WESTON SUPER MARE, BS29 6HR**



- **Detached Spacious Cottage**
- **Two Reception Rooms**
- **Separate Annexe**
- **Garage and Parking for Several Vehicles**
- **Five Double Bedrooms plus Ensuite to Master**
- **Kitchen/Breakfast Room**
- **Large Rear Garden**
- **EPC D**

## **£730,000**

Rachel J Homes is thrilled to market this Unique, Spacious and Detached Cottage plus separate Annexe, ideally situated in a Semi Rural location on the edge of Banwell Village with easy access to local Schools, Shops and Amenities. If you are looking for somewhere that can house your growing family that offers space, character and charm then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Downstairs WC, Lounge, Sitting Room, Kitchen/Dining Room, Utility Area, Five Double Bedrooms, Ensuite to Master, Family Bathroom plus additional Shower Room, Large Rear Garden, Garage and Parking for many vehicles. The separate Annexe briefly comprises of Entrance into open plan living area, Downstairs WC, Two Double Bedrooms and Wet Room, ideal for an Extended Family or working from home. Added benefits of the whole property includes double glazing, gas central heating, and versatility. Accompanied viewings - CALL NOW to book yours - MUST BE SEEN!!!



### Front

Enclosed by wall with double gate, laid to decorative gravel for parking and tarmac driveway.

### Entrance Porch

Stone built with flagged stone floor, heavy timber door to;



### Entrance Hall

Under stairs storage cupboard, under floor heating, stairs to first floor, doors off, original Oak door to:



### Utility

Wall and base unit with working surface over, space for washing machine, tiled floor, door to rear garden, door to;

### Downstairs WC

UPVC Double glazed wood effect window to rear, low level W/C, wash hand basin with tiled splash back, heated towel rail, tiled floor.

### Lounge 16' 3" by 14' 2" (4m 95cm by 4m 32cm)

UPVC Double glazed wood effect dual aspect windows with deep seats, exposed natural stone wall, feature inglenook fireplace with electric wood burning effect stove with flag stone hearth, T.V point, under floor heating.



### Family Lounge 17' 3" by 14' 2" (5m 26cm by 4m 32cm)

Two UPVC Double glazed wood effect windows to front, feature natural stone inglenook fireplace with wood burning stove and flag stone hearth, exposed natural stone wall, under floor heating, brick arch to:



**Kitchen/Diner** 26' 2" by 10' 5" (7m 98cm by 3m 18cm)

Two UPVC Double glazed wood effect windows to rear, UPVC Double glazed wood effect French doors to rear, beamed ceiling, range of wall and base units with solid wood work surface over and tiled splash backs, white enamel inset one and half bowl sink and drainer with mixer tap over, integrated dishwasher, Rangemaster range cooker with extractor hood over, tiled floor, underfloor heating, space for large Fridge Freezer, minstrel gallery open to the first floor.



**Stairs to First Floor Landing**

UPVC Double glazed wood effect dual aspect windows with far reaching views, built-in storage cupboard, landing with Minstrel gallery with velux window leading to Bedroom Three, access to roof space, doors off.



**Bedroom Two** 14' 3" by 10' 5" (4m 34cm by 3m 18cm)

UPVC Double glazed wood effect window to front with views over fields and towards the coast, radiator, staircase with natural stone wall to the second floor landing giving access to shower room



**Bedroom Three** 12' 2" by 11' 10" (3m 70cm by 3m 60cm)

UPVC Double glazed wood effect window to rear with views to Wint Hill, radiator.



**Bedroom Four** 15' 11" Max by 8' 1" (4m 86cm by 2m 46cm)

UPVC Double glazed wood effect window to front with views over fields and towards the coast, radiator.

**Bathroom**

UPVC Double glazed wood effect window to rear, low level W/C, pedestal wash hand basin, panelled bath with hot water telephone style taps, ornate radiator, part tiled walls, solid oak floor.



**Stairs to Second Floor**

Dual aspect Velux windows to rear overlooking Wint Hill, radiator, doors off.

**Master Bedroom** 19' 5" Max by 10' 8" (5m 92cm by 3m 25cm)

UPVC Double glazed wood effect window to front with panoramic views over open fields and towards the coast, radiator, door to;

**En-suite** 5' 11" by 5' 8" (1m 81cm by 1m 73cm)

Velux window with views to Wint Hill, low level W/C, pedestal wash hand basin with tiled splash back, corner shower cubicle with hot water mixer shower, ornate radiator, solid oak floor.

**Bedroom Five** 13' 7" by 8' 10" (4m 13cm by 2m 68cm)

UPVC Double glazed wood effect window to front with views over fields and towards the coast, radiator, door to main landing, door to inner landing with access to shower room and stairs to Bedroom Two.

**Shower Room** 6' 2" by 6' 1" (1m 88cm by 1m 86cm)

Velux window with views to Wint Hill, low level W/C, wash hand basin, corner shower cubicle with hot water shower, ornate radiator, solid oak floor, this is shared between bedrooms 2 and 5.

**Rear Garden**

Laid mainly to lawn with large patio area, enclosed by wall and fence, original well, side gate giving access to front, the top part of the garden has electric and plumbing supply,

**Annexe**

Currently being used as a Salon with offices above.

**Open Plan Living** 20' 8" by 17' 6" (6m 29cm by 5m 33cm)

UPVC Double glazed wood effect French doors, wall and base units with worksurface over and tiled splash backs, breakfast bar, stainless steel one and half bowl sink and drainer with mixer tap over, inset gas hob with extractor over and electric oven under, space for washing machine and fridge freezer, two radiators, understairs storage cupboard, laminate flooring, stairs to first floor.

**Downstairs WC**

Low level W/C, wash hand basin with tiled splash back, radiator, laminate flooring.

**Stairs to First Floor Landing**

Built in storage cupboard, door to Double bedroom and;

**Wet Room**

Velux window, low level W/C, pedestal wash hand basin, hot water mixer shower, fully tiled walls and floor, heated towel rail.

**Double Bedroom** 11' 8" by 11' 2" (3m 56cm by 3m 40cm)

UPVC Double glazed wood effect window to front, radiator, door way to;

**Double Bedroom / Office** 12' 10" by 10' 4" (3m 92cm by 3m 14cm)

UPVC Double glazed wood effect window to front, radiator, door to wet room - currently being used for storage and has plumbing in place, door to stairs giving access to;

**Garage**

Electric roller door, light and power, inset sink.





## Boiler Room

Light and power, wall mounted Vaillant boiler, water tank, consumer units, door to garage, personal door to rear garden.

## Additional Information

Council Tax Band D - Approx.£2,061.62 Per Annum

## Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



















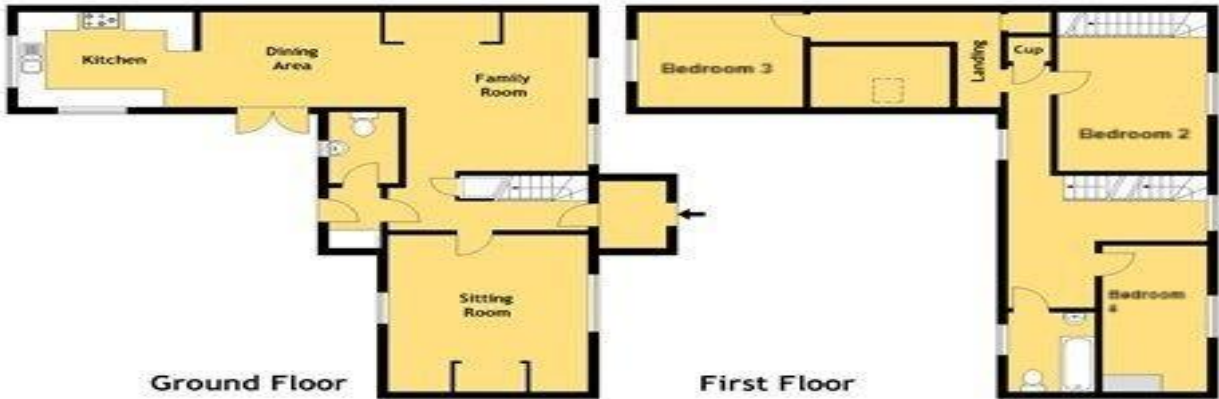


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Area 3949.04 Sq.Ft - 366.87 Sq.M



Second Floor



Ground Floor

First Floor

For illustrative purposes only. Not to scale. Ref no:SK/7531/AN

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.