



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guarantee as to their operability or efficiency can be given.
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Dark Lane, Banwell BS29 6BP

Asking Price: £615,000 Freehold

SUPERB OPEN PLAN LIVING AREAS
LARGE RAISED, DECKED SUN TERRACE
4 BEDROOMS
SITTING ROOM
CONSERVATORY
DINING ROOM
KITCHEN/BREAKFAST ROOM
SHOWER ROOM
WET ROOM
ELECTRIC GATES GIVE ACCESS TO DRIVEWAY
LARGE, WELL PLANNED GARDENS WITH LOVELY VIEWS
LOG CABIN
JAPANESE SUMMER HOUSE WITH SAUNA
PARKING FOR SEVERAL VEHICLES



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Freehold



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(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract;

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Hallway UPVC double glazed, double doors with glazed side panels to front leading into the hallway, laminate flooring, doors to all rooms, storage cupboard, double, part glazed doors leading to the dining room.

Dining Room 22'4" x 10' (6.8m x 3.05m) UPVC double glazed, double sliding doors with glazed side panels to front leading onto the decked sun terrace with views over open countryside beyond, 3kw wood burner with granite effect hearth, laminate flooring, double part glazed doors to kitchen and two steps leading down to the open plan sitting room.

Sitting Room 22'4" x 22'3" (6.8m x 6.78m) Extremely spacious room including open plan conservatory with 8kw wood burner, overhead fan, air conditioning, UPVC double glazed, double opening doors to side leading to raised patio area.

Kitchen 26'5" x 9'10" (8.05m x 3m) Fitted with a range of base and wall units, granite worktops over, double gas hob, five ring ceramic hob and double oven, extractor hood over, two stainless steel sinks with mixer taps, integrated American style, Samsung fridge/freezer with drinks and ice dispenser, integrated washing machine, tumble dryer and dishwasher, fully tiled walls, tiled floor, spot lights, UPVC double glazed window and double doors to rear leading to rear patio area, glazed double doors leading to inner porch.

Inner Porch Tiled floor, UPVC double glazed door with two side panels to rear leading to a block paved driveway and door to shower room.

Wet Room UPVC double glaze window to rear, fully tiled wet room with fixed overhead shower with body jet system, fitted base units with semi recessed square basin with mixer tap, WC with concealed cistern, heated towel rail.

Bedroom 1 11'6" max x 9'11" (3.5m max x 3.02m) UPVC double glazed window to front with views across the countryside, carpeted.

Bedroom 2 10' x 9'11" (3.05m x 3.02m) UPVC double glazed window to side with views across the village towards Banwell Church and beyond, airing cupboard, carpeted.

Bedroom 3 16'10" max x 12'2" (5.13m max x 3.7m) UPVC double glazed window to rear, carpeted.

Shower Room Obscure glazed UPVC double glazed window to the rear, fully tiled walls, units with granite tops with wash hand basin, close coupled WC, mirror with spot lights and step up to fully enclosed shower cubicle.

Returning to the main hallway, door leading through to landing with UPVC double glazed window to front and spiral staircase leading to

Bedroom 4/Study 16'4" x 11'7" (4.98m x 3.53m) UPVC double glazed windows to front and side, tiled floor and door to side leading outside to garden.

Outside The property has secure, electric, double wooden gates leading to a sweeping driveway and large graveled parking area. To the front of the property is a lawned area with mature shrubs, flower borders, accessed via a wooden gate. Paved pathway leading to a log cabin, with power and light, which has three rooms and would make an ideal home office. The driveway continues to the rear of the property to a block paved area giving parking for several cars, there are two sheds with power and light. Large private patio area adjacent to the property, with a wood store, established grape vines over pergola and kitchen area with external electric points and water supply, leading to another large raised patio area, outdoor wood burner, barbeque area and Japanese Summer House that houses a Sauna and steps leading down to the driveway at the front or to the decked terrace to the front of the property.



Beautifully maintained and updated 4 bedroom detached home that sits in elevated grounds of over half an acre, benefiting from lovely views over nearby countryside and towards the Welsh coast. You really need to see this property to fully appreciate how wonderfully welcome it will make you feel, with stunning open plan living areas that open out on to well planned external space that is perfect for summer entertaining!