



**20a/22 Knightcott Road and Land**  
**Banwell, Bristol, BS29 6HA**

**Robin King** | Estate  
Agents



## 20a/22 KNIGHTCOTT ROAD AND LAND, BANWELL, BRISTOL, BS29 6HA

A detached 4 bedroom family home with an enclosed rear garden plus approx. 0.7 acre plot with a small commercial building with a 6 car-garage certified for motor trade use and planning permission to erect 2 dwellings

- Detached 4 bedroom house approx. 1,320 sq ft
- Within catchment for “Outstanding” Churchill Academy & Sixth Form
- Planning Permission granted 19/12/2019 for the erection of two dwellings with garages and associated landscaping following demolition of existing buildings – **Ref 19/P/1868/FUL**

20a/22 Knightcott Road is a well presented, substantial detached 4 bedroom family home with a generously sized enclosed rear garden.

The property is set back from Knightcott Road and is accessed via a covered arched porch. To the left the generous dual aspect sitting room is light and airy with a wide bay window overlooking the front, and the dining room to the right is a similar layout. To the rear of the property is the large kitchen /breakfast room which is light and airy with 2 windows and a glazed back door providing access to the enclosed rear garden. There is an extensive range of wooden wall and base units including a breakfast bar to one end along with a 1½ sink; an oven and a gas hob with overhead extractor and there is space for a dishwasher. A step leads down to the spacious utility room which includes space for both a washing machine and a dryer as well as a free-standing fridge/freezer. There is a good range of wall and base units plus a sink, and access to the downstairs cloakroom.

Upstairs the bedroom accommodation is arranged around a central hallway. There is a double bedroom and a family bathroom to the rear. To the front of the property is a double bedroom, a single bedroom/home office and the principal bedroom that includes an en-suite shower room.

Outside – the garden is mainly laid to lawn with a herbaceous border to one side and is securely enclosed by a wall and fencing with pedestrian access gates to one side and to the rear. A wide terrace runs across the back of the property, ideal for al fresco dining and entertaining, and leads to a paved path to the end of the garden.







Beyond the property to the rear is the approx. 0.7 acre plot that currently includes a commercial building and a 6 car-garage certified for motor trade use and there is full planning permission to erect 2 dwellings. For further details please review the application Ref 19/P/1868/FUL.

**Location** - Amenities in Banwell include grocery stores, a fish and chip shop and public houses plus a church, village hall, bowling green, and doctors' surgery. Bristol is within 18 miles via the A38 or via M5 - Junction 21 is within 3.6 miles. Mainline railway services are available from Weston super Mare station (within 5.3 miles) or Worle (approx. 3.5 miles away) and Bristol International Airport is within 10.3 miles. There is a primary school in Banwell and the property is within the catchment area for the "Outstanding" Churchill Academy and Sixth Form. Weston-super-Mare is within 5.7 miles and provides a wide range of shopping and leisure facilities including a sports centre, golf courses, a theatre and cinema.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property





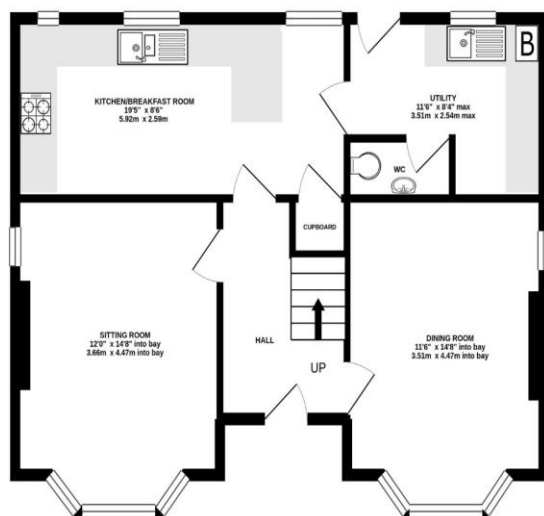
**DIRECTIONS** – From our office take the High Street B3133 which becomes Brinsea Road. Turn right onto Brinsea Batch, which becomes King Road and then Church Lane. Having passed Churchill Academy on the right, turn left onto Churchill Green then first right onto Hilliers Lane. At the end turn right onto Dinghurst Road, A368. Continue along the A368 through Sandford towards Banwell, turning right onto West Street/A371. Having passed Banwell Primary School on the left, continue onwards past Westfield Crescent and the playing fields on the left hand side, at which point West Street becomes Kingscott Road. Banwell Garage is a little further along, on the right hand side. The property is accessed via the shared driveway to the left of Banwell Garage, which follows around to the right past the house. The parking is around to the back, and the land for development is off to the right of this area.

**SERVICES** – All mains services are connected.

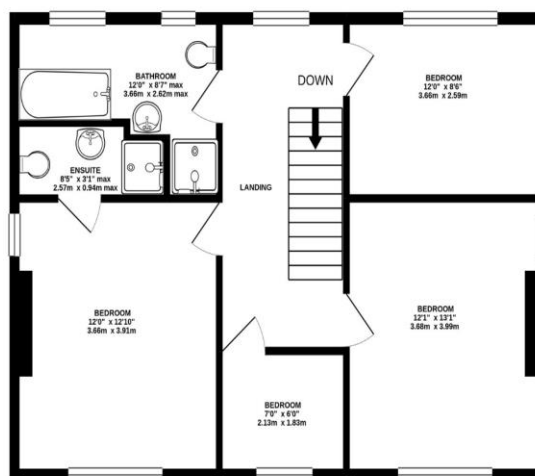
**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £2331.47 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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