



Hillside Cottage
Upper Church Lane, Hutton, BS24 9SH

HILLSIDE COTTAGE, UPPER CHURCH LANE, HUTTON, BS24 9SH

A Superb detached cottage with unparalleled views over the Bristol Channel, nestled within a delightful area of outstanding natural beauty set in 2 acres of charming gardens and woodlands.

Approx 1,349sq ft of flexible accommodation • 4 spacious double bedrooms • Luxuriously styled family bathroom • Exceptional panoramic views • Modern living room with feature glass fireplace • 2 acres of gardens and woodlands • Mainline railway services within 3.2 miles at Weston-Super-Mare Station • Bristol Airport within 13.6 miles • Within catchment for senior schools and well regarded Hutton C of E primary school within 0.6 miles (All distances are approx.)

This exceptional detached cottage is a true hidden gem, discreetly tucked away at the end of a country lane. Unveiling panoramic views that stretch beyond Weston-Super-Mare, across the Bristol Channel and all the way to the Welsh Coast. This remarkable cottage rests within a woodland sanctuary of approximately 2 acres.

Originally constructed in the mid-19th century, this property has evolved over time and now forms a spacious family home. As you step up to the front door and enter into the cottage, to the left of the hallway sits the modern sitting room with a Danish Rais fireplace and large windows offering a fantastic rural vista. Off the hallway to the right is the Kitchen/Breakfast Room with a generous range of wall and base units, with space for a fridge, oven and washing machine. The kitchen flows into the dining room, which is a wonderfully tranquil room with a bright feel and French doors opening out onto the garden terrace.

Stairs lead up to the landing off which are 4 well-proportioned double bedrooms. The principal bedroom offers fabulous views of the surrounding landscape and enjoys a beautifully finished en-suite with a rainfall shower. To the right of the landing is the stylish family bathroom, tiled top to toe in smoky grey porcelain tiles, with a freestanding double ended slipper bath and a separate shower, this room offers a touch of luxury to country living.





OUTDOORS – The house is reached via a country lane with the driveway winding up to the cottage with ample parking and the garage at the far end. To the rear of the home steps lead up to the terrace with a tiered garden, mainly laid to lawn with shrubs and mature hedges surrounding the house. The woodlands and gardens are approaching 2 acres, the ancient woodlands which have seasonal bluebells and an abundance of wild life offer the perfect space for walking and outdoors activities. There is a stone built wood store/tool shed, which could also serve as a workshop if required.

LOCATION - On the outskirts of Hutton, a lovely village which is ideally located for both the country lover and the commuter as it offers easy access to Weston-Super-Mare within 4.1 miles, and Bristol city centre in 21.3 miles. There is access to the M5 motorway within 5.8 miles to Junction 21 at St George's. Bristol Airport is within 13.6 miles. The surrounding countryside provides excellent opportunities for walking, riding, golf, sailing and fishing all within easy reach.

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

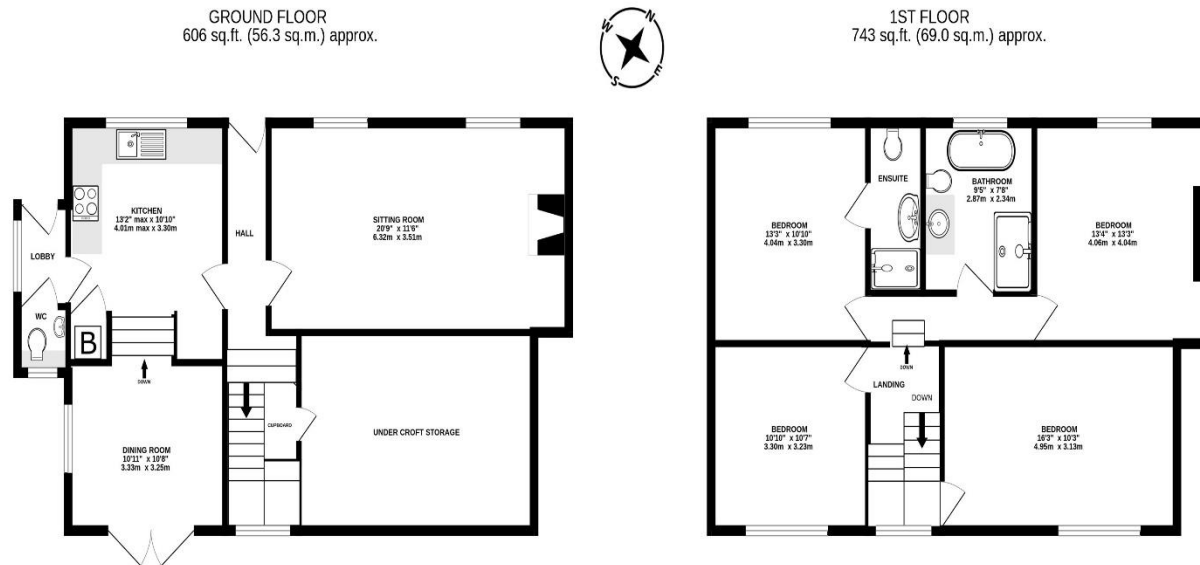
DIRECTIONS – On leaving Robin King’s office, turn left at the traffic lights and follow on towards Weston-Super-Mare on the A370. Go along the road to the M5 roundabout and follow the dual carriageway until you reach the 2nd roundabout. Take the first turning signposted Hutton and Locking, then continue for approximately 2 miles. Turn right at the sign for Elborough, Locking and Hutton and continue into Hutton Village. Take a left hand turn into Orchard Road, which is opposite the Old Inn and at the T junction turn right into Church Lane. Continue along the lanes, which will become a narrow track and the property will be at the end.

SERVICES – Electricity, oil central heating, mains water supply and septic tank.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND F £3,009.09 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

EPC RATING - E



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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