



Waits Barn
115 Knightcott Road, Banwell, North Somerset, BS29 6HR

Robin King | Estate Agents

WAITS BARN, 115 KNIGHTCOTT ROAD, BANWELL, NORTH SOMERSET, BS29 6HR

A beautifully presented 3 bedroom detached barn conversion in a semi-rural position with magnificent views of the Mendip Hills on the edge of Banwell.

Approx 1391 Sq.Ft Accommodation • 3 Double Bedroom Barn Conversion • 2 Bathrooms (1 En-Suite) • Downstairs Cloakroom • Ample Private Off-Street Parking • Solar Panels • Large Garden With Country Views • In Catchment For Well Regarded Primary & Secondary Schools • Worle Station Within 5.9 Miles – Paddington From 120 Mins • Bristol Airport 9.5 Miles • Access To M5 Within 5.2 Miles At Jct 21 (All Distances Approx)

Waits Barn is a spectacular three-bedroom barn conversion situated in a popular location on the outskirts of Banwell. Full of character this property has been finished to a very high standard with oak doors, cleverly designed lighting, and high quality bespoke cabinetry/wardrobes.

Entering the property into a spacious hallway off to the right is a large utility area with space for a washing machine and tumble dryer and to your left is a convenient downstairs cloakroom. Straight ahead you are welcomed into an outstanding open plan area with underfloor heating which is on a split level. The living room area features oak flooring and has ample space for seating as well as superb hand-crafted cabinets and contemporary lighting. A single step rises to the gorgeous kitchen/breakfast area with shaker-style units, wooden countertops and integrated appliances including a dishwasher, oven, hob, and wine fridge. Bi-fold doors seamlessly connect the outside to the inside and provide the picture-perfect view of the garden leading to a patio outside; the perfect spot to enjoy a morning coffee or entertain friends with a summer BBQ.

Upstairs, to the left is the principal bedroom which benefits from fitted wardrobes and an ensuite shower room. There are two further double bedrooms with fitted wardrobes and additional built in storage in the hallway as well as a spacious family bathroom.





Outside – A neat driveway leads to Waits Barn and offers ample parking to the side of the property. With a backdrop of the Mendips Hills the lovely garden has been thoughtfully planned to create a blend of both relaxing and entertaining spaces with both mature plants and shrubs alongside mature fruit trees. It even includes a combined children’s play area and calisthenics rig making this a truly a multi-functional garden.

Location - Amenities in Banwell include grocery stores, fish and chip shop and public houses plus church, village hall, bowling green, and doctors’ surgery. The M5 motorway connection is nearby at St. Georges, giving easy access to Bristol and the M4 London plus railway station at Weston-Super-Mare, plus easy access to Bristol International Airport. There is a primary school and a good comprehensive school at nearby Churchill. Weston-Super-Mare offers a large range of shopping facilities, a sports centre, golf courses, a theatre and cinema.

Important Notice:

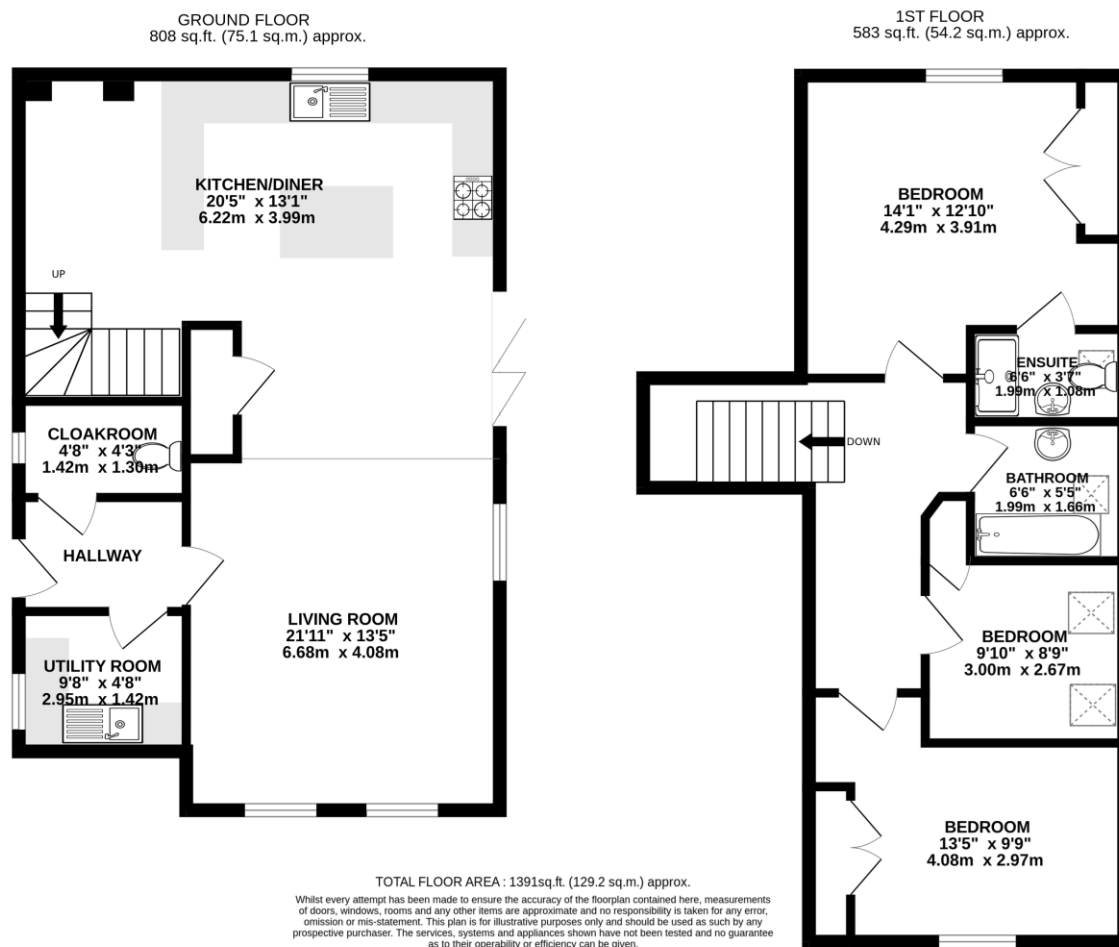
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 – Heading from Banwell on the A371 Knightcott Road continue out of the village passing Co-Op on your righthand side. Continue for approx. 0.2 miles and the turning into Waits Farm is on the left hand side. Waits Barn is directly in front of you.

SERVICES – Mains electricity, Gas and Water. Septic Tank.

EPC RATING – B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,519.76 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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