



**Forecourt**  
**59 Church Lane, Hutton, North Somerset, BS24 9SN**

**Robin King** | Estate Agents

# FORECOURT, 59 CHURCH LANE, HUTTON, NORTH SOMERSET, BS24 9SN

A stylish and beautifully presented 3 bedroom semi-detached single storey home, with off street parking, enclosed garden and rural views set in a tucked away location in the popular village of Hutton

**Approx 1,202 Sq Ft Of Flexible Accommodation • 3 Double Bedrooms • Magnificent “Spa” Bathroom • Spacious Kitchen/Dining Room • Study • Driveway Parking With Electric Charging Point • Enclosed Garden With A Wide Dining/Sun Terrace • Weston-Super-Mare Station 3.3 Miles / M5 Jct 22 5.3 Miles / Bristol Airport 13 Miles / Bristol 21 miles (all distances approx)**

Forecourt has been subject to a total refurbishment and renovation by the current owners. It is finished to a very high standard with lovely wooden flooring, walls painted in stylish classic colours and a brand new premium kitchen and bathroom. This lovely home is also well located and benefits from a tucked away location near to the surrounding wooded area of Canada Coombe which provides a backdrop to many of the views from the rear of the property.

Entry via a welcoming front door leads straight in to the hallway with smart wooden flooring and useful utility cupboard with storage space for coats and shoes.

To the left and right, with views to the front of the property are two generous double bedrooms, one with an attractive feature brick fireplace with wooden mantle above. A matching fireplace is also in bedroom three, framed by two custom built fitted wardrobes.

Opposite is the magnificent bathroom. Featuring twin sinks, a freestanding bath and a huge walk in shower it is exquisitely finished and with recessed backlit alcoves has the real feel of a top quality spa.

Complimenting the bathroom is an equally stylish and well-appointed kitchen. Beautiful oak worktops and natural coloured tiled flooring is complimented by lovely sage green units which come in a range of floor, wall and full heights. There is an integrated wine rack, chiller, washing machine, dishwasher and space for a range cooker and American style fridge freezer. A generous island not only offers additional storage but additional seating together with a spacious area for a dining table.

Completing the reception accommodation is a sitting room with attractive log burner and a study both with lovely views to the hills behind.





**Outside** – Forecourt has beautiful outside spaces too. Set back behind a stone wall is a lawned front garden with mature borders and a beautiful yew tree to the side. A side return leads to a lawned back garden which has an attractive terrace/decked area – perfect for al fresco dining or entertaining friends on a summers evening. There is also a useful storage shed and charming summer house. The driveway offers off street parking for 3/4 cars and an electric charging point.

**Location** - The village of Hutton has a range of local facilities including a pub, hairdresser, takeaway, a play group and primary school, a church and a village hall that hosts a range of activities including various clubs, groups and sports activities. A more comprehensive range of amenities is available nearby in Weston-super-Mare, including the Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as the sea front, promenade and Grand Pier. Mainline railway services to London Paddington are available within 3.2 miles at Weston super Mare station (Bristol Temple Meads from 29 mins, Paddington direct from 131 mins). M5 Jct 21 (St George's) is within 5.3 miles for access to the west country, Bristol and beyond.



**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** – Approaching Hutton from Locking turn right on to Banwell Road, drive 0.8 miles into the centre of the village and turn left into Church Lane. Forecourt can be found a 60 yds on the right.

**SERVICES** – Mains water and gas with septic tank for waste.

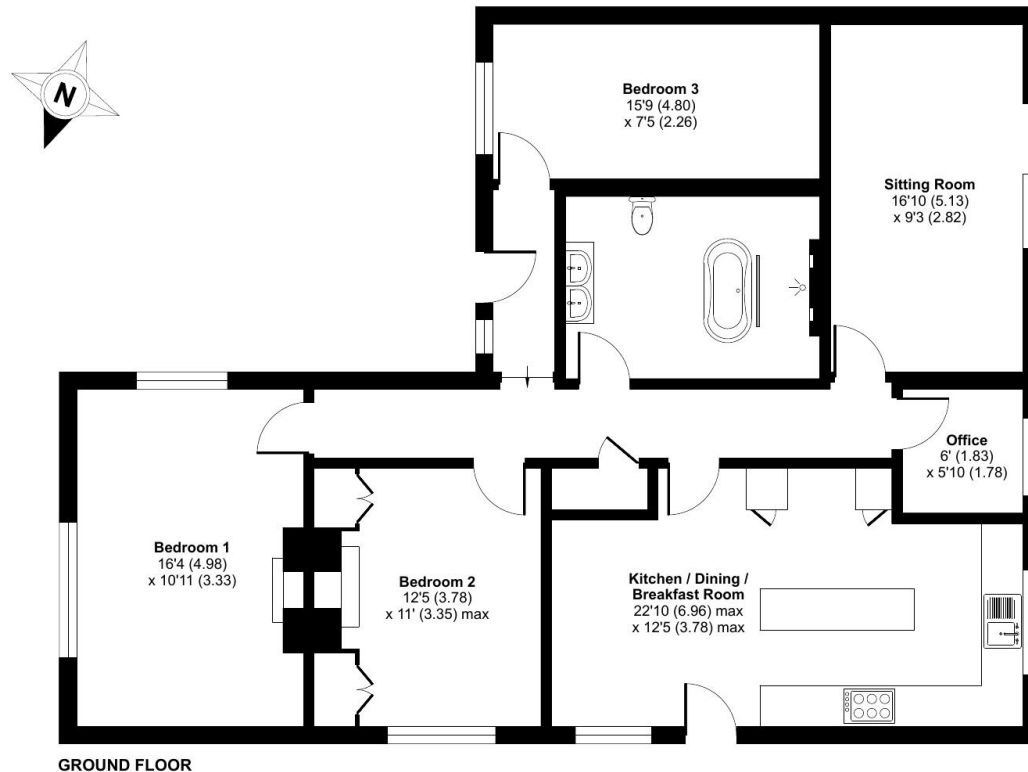
**EPC RATING** – tbc

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,083.22 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

## Church Lane, Hutton, Weston-super-Mare, BS24

Approximate Area = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1074182

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**