

## Walnut Cottage, 63 Old Church Road, Uphill, Weston-Super-

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD COTTAGE WITH GARDENS
- REDUCED - WAS £425K
- UPDATING | SCOPE TO IMPROVE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold 3 / 4 BED COTTAGE ( 1352 Sq Ft ) with SW facing GARDEN | Requires UPDATING | REDUCED - was £425k

# Walnut Cottage, 63 Old Church Road, Uphill, Weston-Super-Mare, BS23 4XL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Walnut Cottage, 63 Old Church Road, Uphill, Weston-Super-Mare, North Somerset BS23 4XL

Lot Number 28

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon  
Registration Deadline is on Friday 11th September 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A charming Freehold cottage occupying an interesting and mature South Westerly facing plot adjacent to a stream and with historical views towards the Old Church of Saint Nicholas. The property has both pedestrian and vehicular access with off street parking and formal gardens. The accommodation ( 1352 Sq Ft ) is arranged over two floors with flexible ground floor space ( including one room with scope for use as bedroom 4 ) plus 3 bedrooms and a bathroom on the first floor.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - E  
EPC - E

### THE OPPORTUNITY

COTTAGE | UPDATING

The property has been a much loved family home for many years and now requires updating, but has scope to create a stunning cottage in this sought after location just moments from the nature reserve, boat yard and the beach in this popular village.

### UPGRADE / IMPROVE LAYOUT

Interested parties will note the potential to improve the existing side extension with scope to create a large open plan kitchen diner with velux windows and doors onto the garden.  
The internal dining hall off the kitchen could be converted into a utility and a downstairs bathroom.

### REDUCED PRICE FOR AUCTION

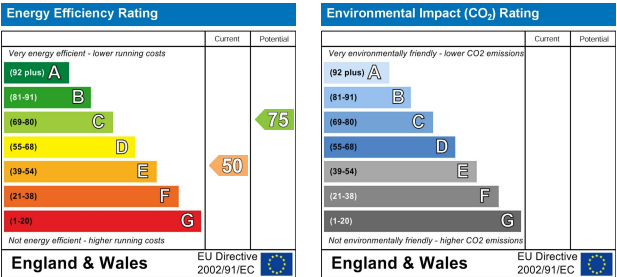
The property was previously listed with respected local agents at £425,000 and now has a reduced guide price for sale by live online auction.

\*All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.