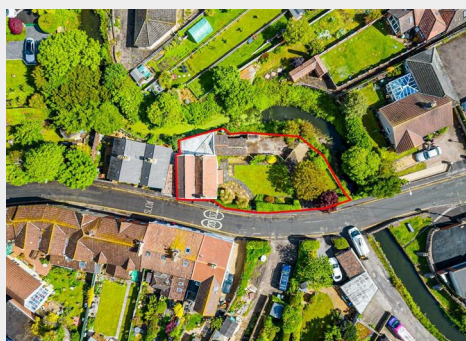


## Walnut Cottage, 63 Old Church Road, Uphill, Weston-Super-

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD COTTAGE WITH GARDENS
- REDUCED - WAS £425K
- UPDATING | SCOPE TO IMPROVE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY 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 TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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

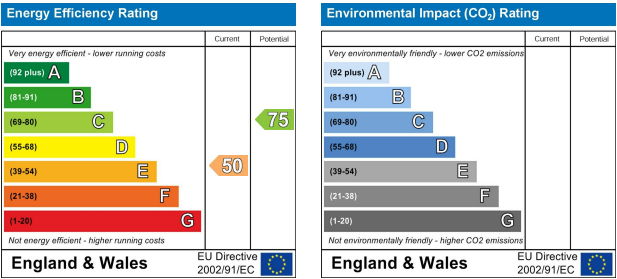
The property was previously listed with respected local agents at £425,000 and now has a reduced guide price for sale by live online auction.

\*All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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Clifton

Bristol

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## Auction Property Details Disclaimer

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Please refer to our website for further details.