

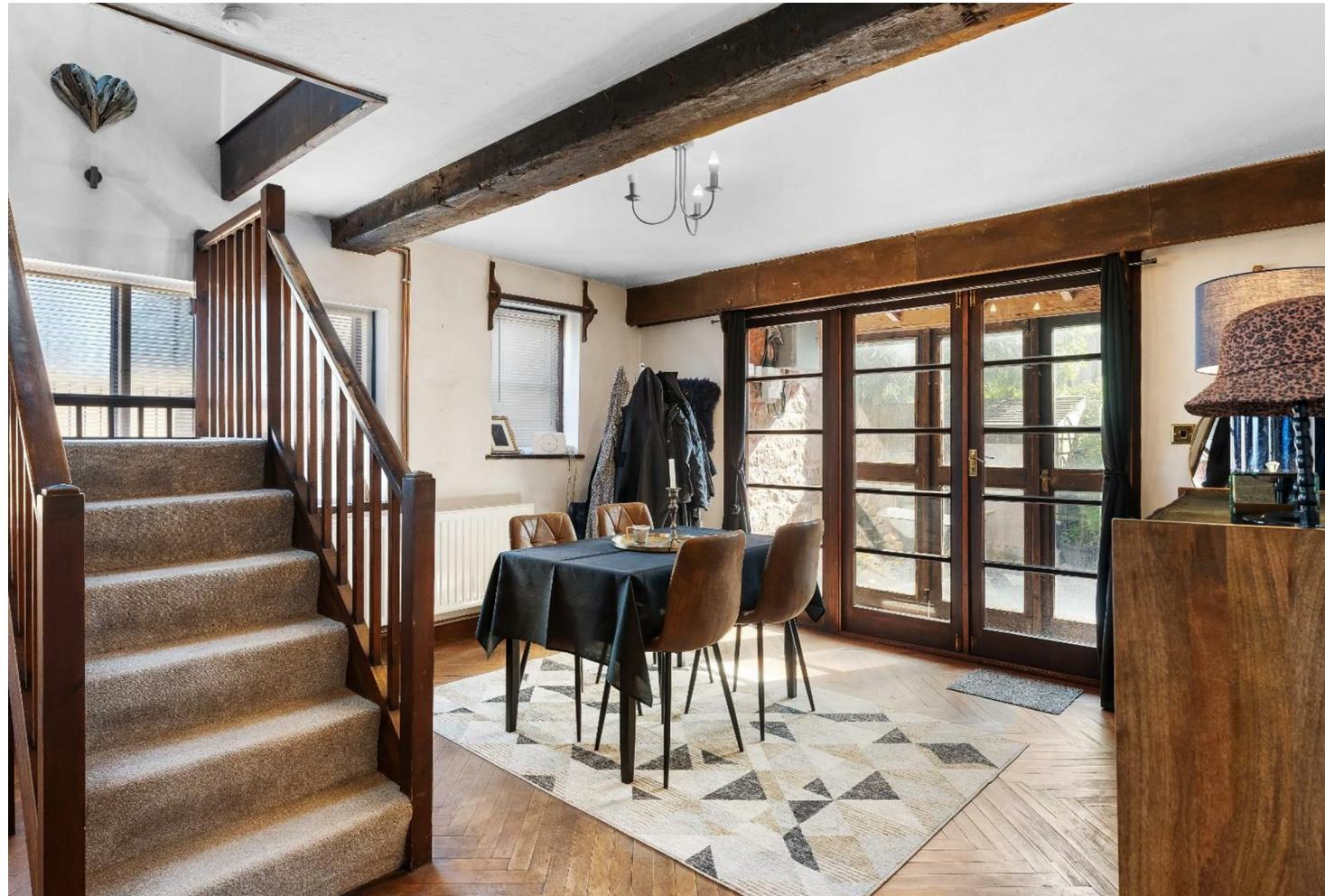
The Coach House Hewish BS24 6RT

£720,000

marktempler

RESIDENTIAL SALES





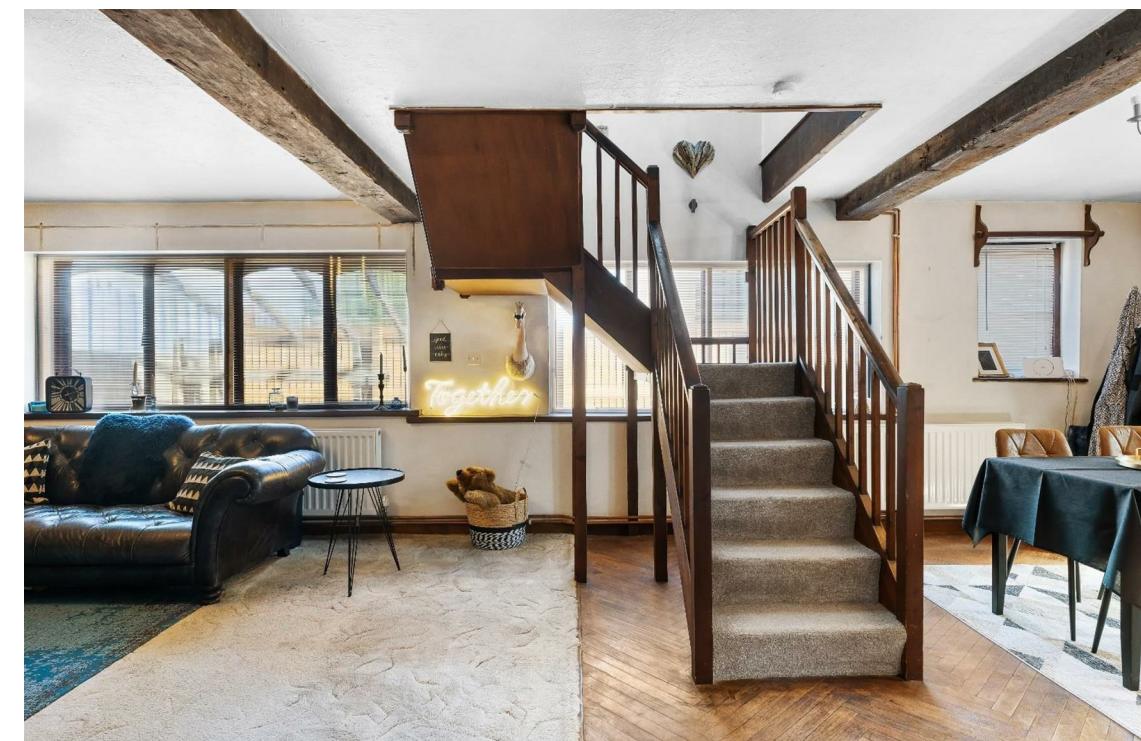
|  |               |                |  |                  |   |
|--|---------------|----------------|--|------------------|---|
|  | PROPERTY TYPE | Detached house |  | HOW BIG          | 2734.20 sq ft                                     |
|  | BEDROOMS      | 4              |  | RECEPTION ROOMS  | 4   |
|  | BATHROOMS     | 3              |  | WARMTH           | uPVC double glazing and gas fired central heating |
|  | PARKING       | Off street     |  | OUTSIDE SPACE    | Front and rear                                    |
|  | EPC RATING    | D              |  | COUNCIL TAX BAND | E   |

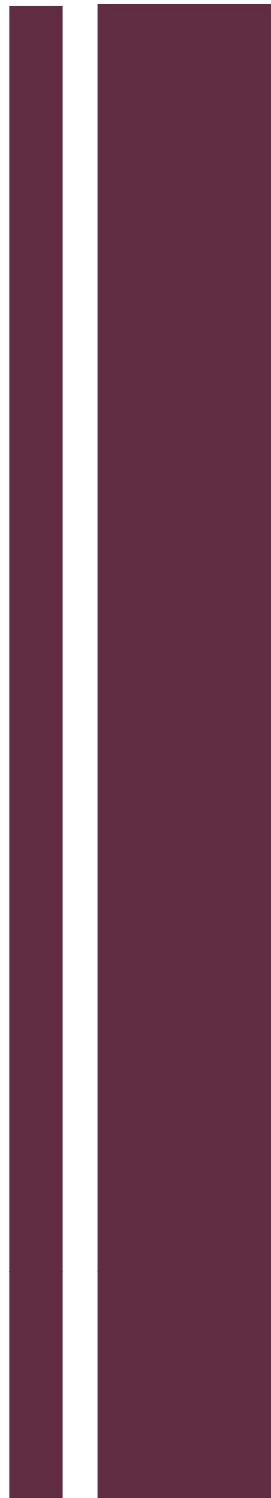
A charming period residence with substantial accommodation and gardens in a peaceful village situation - The Coach House is a substantial three-bedroom detached residence with the additional benefit of a self contained, one bedroom annex, ideal for a dependent relative or as an Airbnb. The current owners have completed significant renovations to the property, creating an exceptionally well finished, modern accommodation whilst retaining sympathetic to the property's period and charm. The main residence enjoys an exceptional matt black kitchen with an Oak breakfast bar, beautifully appointed with a selection of integrated appliances including an instant boiling water tap and striking exposed stone wall features. This stylish culinary space opens seamlessly into a spacious family/dining area, creating a welcoming and sociable hub of the home. The light-filled sitting room enjoys a dual aspect and centres around an enclosed log-burning fire set within a slate hearth and stone surround, offering a cosy retreat. A further reception room currently serves as both a bar and a formal dining space, adding further flexibility to the layout. Upstairs, presents three double bedrooms, including a particularly substantial principal bedroom that offers scope to be divided into two double bedrooms if desired. The principal bedroom also benefits from a stunning four-piece en-suite bathroom, complete with a freestanding bath, walk-in double shower, WC, and wash hand basin with vanity unit. The family shower room is equally well-appointed, featuring a wet-room style shower, WC, and basin with vanity storage. The self contained annex offers a smartly finished open-plan kitchen/living/dining space, together with a double bedroom and en-suite, making it perfectly suited for independent living.

The Coach House is set within a generous and beautifully maintained plot approaching 0.4 of an acre. The grounds offer an idyllic and private setting, with sweeping lawned gardens framed by a range of established trees, mature shrubs and well-tended planting that provide year-round interest and colour. A large driveway offers plenty off-street parking for multiple vehicles, further enhancing the practicality of this impressive home.

The village of Hewish lies between Congresbury and Weston-super-Mare and benefits from a primary school and a regular bus service to and from Bristol and Weston, with a bus stop (either direction) nearby. The area is easily commutable for work in either location, and Weston-super-Mare has an excellent range of shops and social and recreational facilities, including a main line railway station. The M5 motorway (junction 21) is literally just a few minutes' drive away, giving access to the national motorway network to the north and south. Bristol International Airport is also a short drive away, with both major airline and low cost carriers operating from there. The surrounding area is well known for its beauty, with country activities including walking, sailing, fishing, horse-riding, dry ski-ing and sports facilities, all within easy reach.

Whether you're looking for a family residence with flexible living, space to work from home, or the option to accommodate extended family, this unique and stylish property presents an outstanding opportunity in a desirable semi-rural location. Early viewing is highly recommended to fully appreciate all that The Coach House has to offer.







## Charming period residence in Hewish village



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

St Anne's Church Academy Primary School

Popular Garden Centre with Restaurant

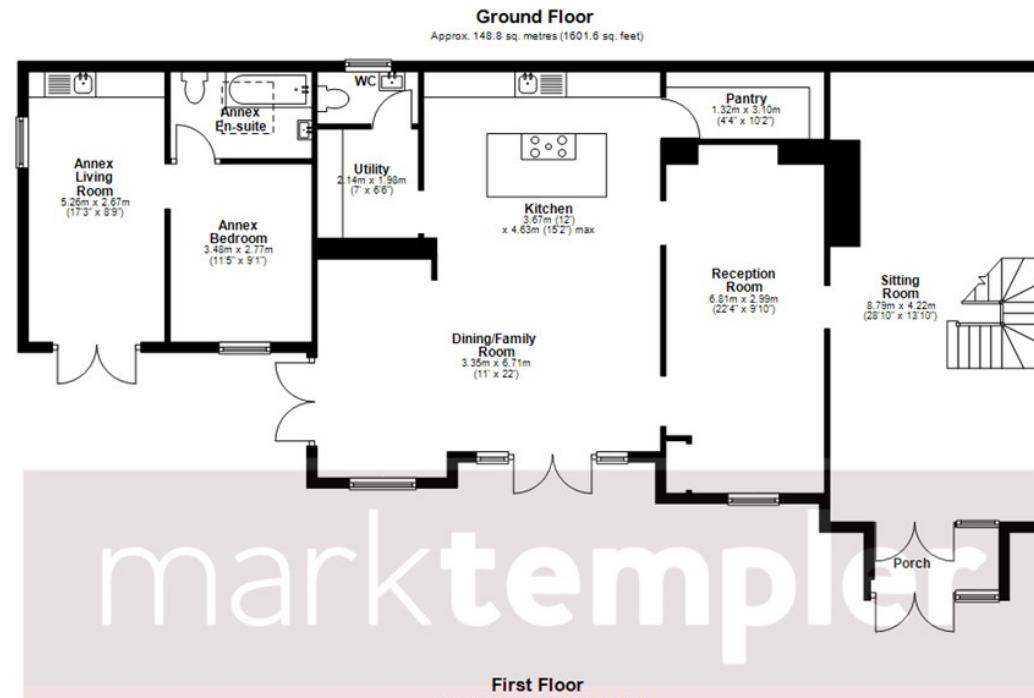
Community Village Hall

Beautiful Rural Walks

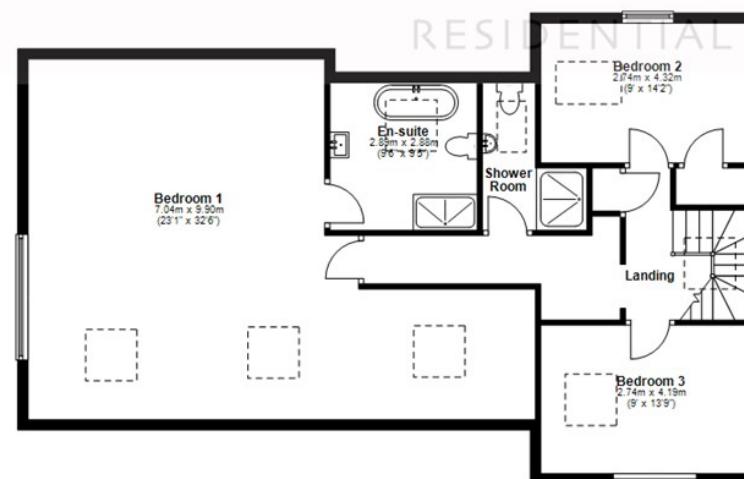
Easy Access to M5 Motorway Network

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RESIDENTIAL SALES



Total area: approx. 254.0 sq. metres (2734.2 sq. feet)

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.  
Plan produced using PlanUp.