

Langdale Dark Lane Banwell BS29 6BP

£525,000

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RESIDENTIAL SALES





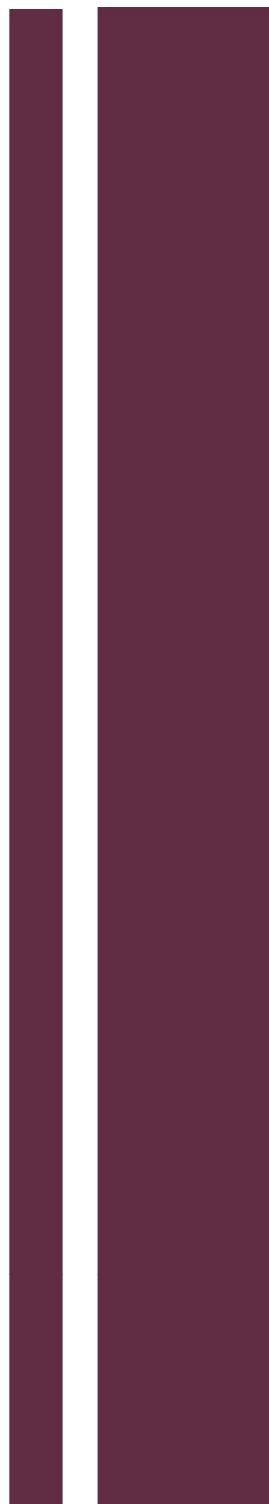
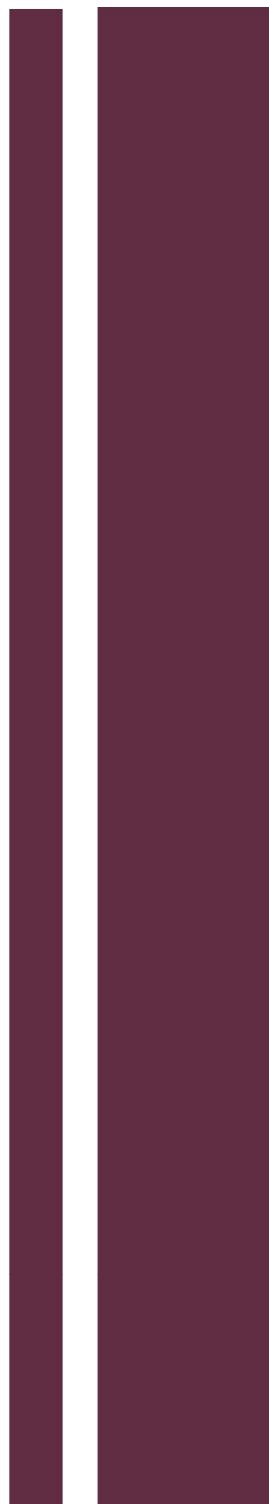
	<b>Property Type</b>		<b>How Big</b>
Bungalow - Detached	1256.60 sq ft		
	<b>Bedrooms</b>		<b>Reception Rooms</b>
3	1		
	<b>Bathrooms</b>		<b>Warmth</b>
1	Gas Fired Central Heating		
	<b>Parking</b>		<b>Outside</b>
Driveway & Garage	Front & Rear		
	<b>EPC Rating</b>		<b>Council Tax Band</b>
D	D		
	<b>Construction</b>		<b>Tenure</b>
Traditional	Freehold		

Langdale is a beautifully refurbished and generously proportioned three bedroom detached bungalow, occupying an elevated position and enjoying far reaching views across the surrounding countryside. The property has been thoughtfully modernised to an exceptional standard throughout and is approached via a modern entrance hall providing access to all principal rooms, immediately setting the tone for the light, spacious and well-designed interior. The private dual aspect sitting room is a superb family retreat, flooded with natural light and offering a comfortable yet stylish space to relax or entertain. At the heart of the home is the impressive kitchen dining room, recently refitted with a contemporary range of grey high gloss wall, base and full height cabinets, complemented by composite work surfaces. The dining area is a wonderful social hub, finished with ceramic floor tiling and offering direct access through to the utility room. This practical space provides additional base cabinetry with worksurface over, a one and a half bowl sink and drainer, and a doorway leading out to the rear garden. The bungalow offers three well-proportioned bedrooms, with bedrooms one and two benefitting from fitted wardrobes. Bedroom three is particularly versatile, featuring stairs rising to a superb loft room currently used as a double bedroom, complete with a walk-in wardrobe and additional loft storage, creating an ideal guest suite, hobby space or teenage retreat. The family bathroom has also been stylishly refitted and now boasts a luxurious four piece suite comprising a walk-in double shower, a 'P' shaped bath with an independent shower over, low level WC and a wash hand basin set within vanity storage.

Externally, Langdale sits within a secure gated plot, enjoying privacy as well as the property's elevated outlook and far reaching views. The gardens have been designed for both enjoyment and ease of maintenance. The rear garden offers a combination of lawn and stone chipping areas, providing flexible space for seating, play or planting. To the front, the property truly comes into its own as an outdoor lifestyle home. A raised decked terrace currently houses an inset swimming pool, creating a fantastic space for relaxing on summer evenings while taking in the surrounding views. Alternatively, the pool area could be decked over to form a substantial al fresco dining and entertaining terrace, demonstrating the versatility of the space. The front garden also includes areas laid to artificial lawn and a raised stone bed, adding texture and interest to the approach. Gated parking is accessed from the front of the property and provides off street parking for numerous vehicles, ideal for families, visitors or those with recreational vehicles. The secure nature of the plot enhances both privacy and peace of mind.

Dark Lane in Banwell is a highly regarded location, offering a semi-rural feel while remaining exceptionally convenient for everyday amenities and commuter links. Banwell itself is a popular North Somerset village, well known for its attractive surroundings, strong sense of community and excellent access to the surrounding countryside, including the Mendip Hills Area of Outstanding Natural Beauty. The village offers a range of local facilities including shops, pubs, a primary school and village hall, while more extensive shopping, leisure and educational facilities can be found in nearby Weston-super-Mare, Worle and Winscombe. For commuters, the property is well placed for access to the A38, providing links to Bristol, the M5 motorway network and Bristol Airport. Mainline railway services are available from Worle and Weston-super-Mare, offering direct routes to Bristol and beyond. Combining elevated views, high quality refurbishment and versatile accommodation, Langdale represents a rare opportunity to acquire a ready-to-move-into home in a sought after village setting.







## Exceptional modern home on the fringes of Banwell



### 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.



## About this property

**TENURE**  
Freehold

**UTILITIES**  
Mains electric  
Mains gas  
Mains water  
Mains drainage

**HEATING**  
Gas fired central heating/Air source heat pump/Electric heating

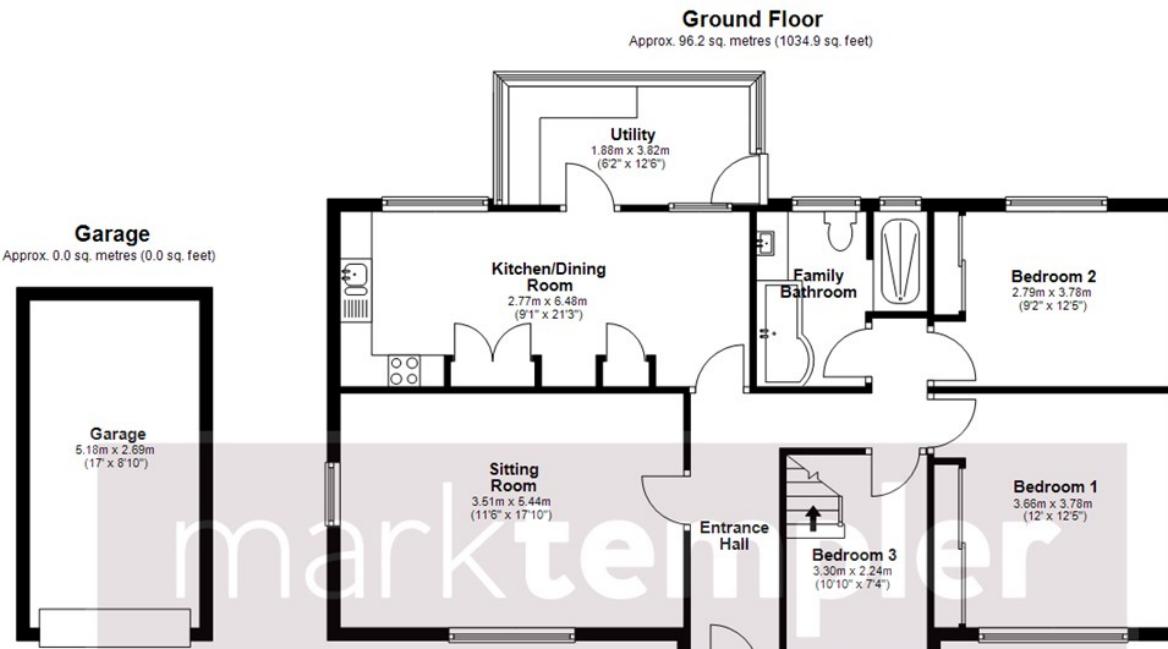
**BROADBAND**  
Ultrafast broadband is available with the highest available download speed 180 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

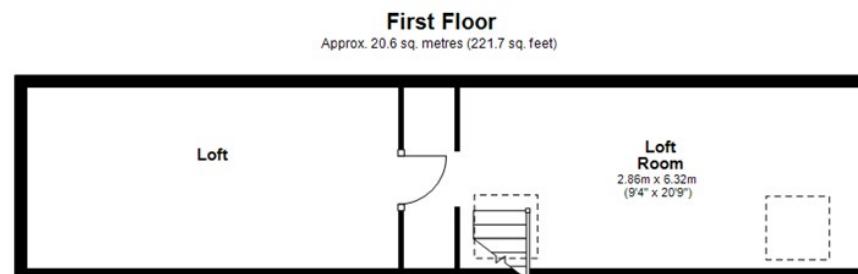
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.

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**Total area: approx. 116.7 sq. metres (1256.6 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.