

Squires Cottage, Walton Bay



A pretty detached cottage with spectacular views over the Bristol Channel to the Welsh Coast, ready to occupy as it is or with significant potential to develop/extend.

Distances

Bristol 13.5 miles, Clevedon 4.3 miles, Portishead 2.8 miles, M5 (J19) 6 miles, Bristol Airport 11.5 miles, Nailsea & Backwell Rail Station 9 miles, Cribbs Causeway Regional Shopping Centre 12.2 miles (all distances approximate)

Description

Squires Cottage is believed to date from the late 1800s with later additions. It is situated in a superb setting, perfectly located along the beautiful coastal road between Portishead and Clevedon on the edge of the Gordano Valley. Commanding a spectacular uninterrupted almost 180 degree view over both scenic adjoining farmland, and beyond to the Bristol Channel and Welsh coast. It is in the Green Belt. The property has tremendous scope to extend and maximise its setting, subject to any necessary planning consents (see Agent's note later concerning pre-planning approval).

The house offers comfortable living accommodation as currently presented, as well as offering a huge amount of development potential to extend either in contemporary or traditional design to maximise its setting, subject to any necessary planning consents. The bath/shower room and en-suite shower room are modern, and there is oil fired central heating.



2-3



2



2-3



EPC
F





The interior retains many features to the period. There are quarry tiles, exposed ceiling timbers, stone fireplaces, and period grates. The sitting room is split level and has a stone fireplace and chimney breast fitted with a log burning stove, it opens into the conservatory with superb views across the Channel. The dining room also has a stone fireplace and chimney breast fitted with a log burning stove. Double doors from the dining room open into the snug/bedroom 3 with en suite shower room, while another door accessed from the dining room leads down to the cellar. The kitchen, with superb views, includes a Rangemaster cooker (LPG) and integrated oven. The utility room with cloakroom off, opens into the conservatory which spans part of the width of the elevation capturing the view.

On the first floor, the landing with sitting area and one of the two bedrooms and bath/shower room all have spectacular views over to the Welsh Coast. The second bedroom overlooks farmland at the front to the south. All the rooms are generous in size.

Outside

It is approached through a five-bar gate and gives access to a parking area in front of a detached double garage with electrically operated roller door, adjoining workshop and a detached car port.

The pretty front garden is partly stone walled and bordered by mature shrubs. There is a central pathway, lawn, shrubs and an arbour which is clad with climbing shrubs including a rose. Immediately behind the cottage there is a further area of lawn, bordered by a variety of well established colourful shrubs, a weeping beech, raised beds and gravel steps winding downwards to a timber garden shed. Immediately behind the garage is a raised covered terrace, ideal for entertaining, with stunning panoramic views over the Channel in a west facing direction towards the setting sun. The principal section of garden lies to the east with a south and north aspect and is very private. There is an expanse of lawn interspersed with trees including apple and cherry, bordered by well established shrubs and mixed hedgerow. A pathway leads into a hidden compost area, which could easily be opened up into the main garden area.







Agent's Note

In July 2021 a proposed scheme to extend the cottage to the north and to re-configure the existing accommodation or demolish and re-build has received an acknowledgement of approval in principle only by North Somerset Council. This scheme, or any scheme will require formal written consent, before any works are implemented.

Please see pre planning sketches on pages 6 and 7.

Directions (BS21 7AZ)

When in Walton Down from the Valley Road direction, drive in the direction of Clevedon, along the coast road for about 1.1 miles. The entrance drive to Squires Cottage is seen on the right hand side, just before the 30 mile restriction sign.

Property Information

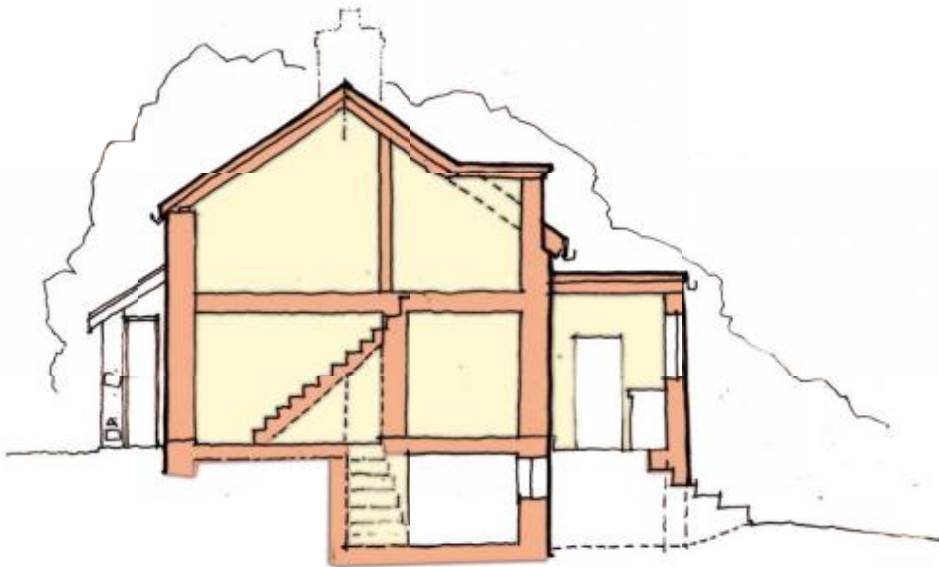
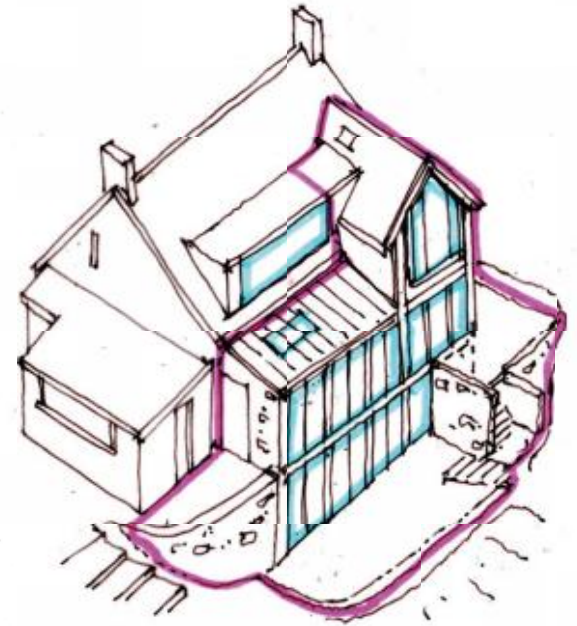
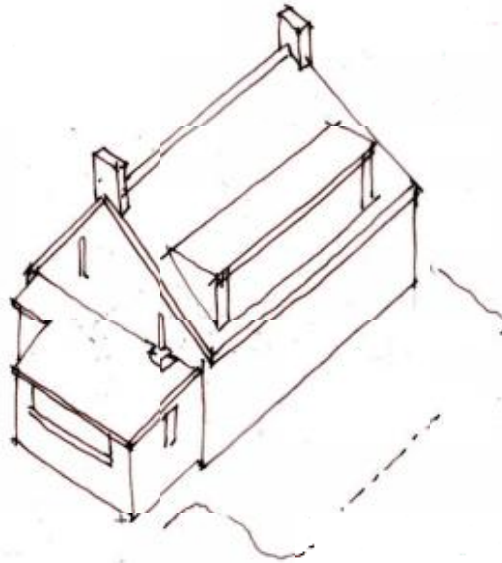
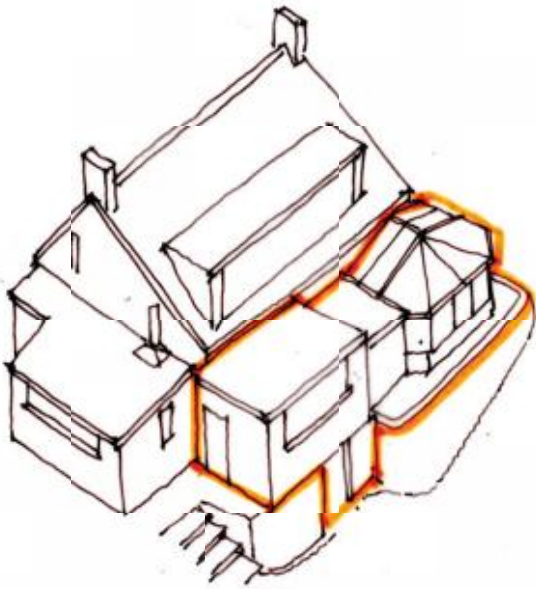
Services: Main water electricity and drainage connected to the property. Oil fire central heating. Ultrafast broadband.

Local Authority: North Somerset Council : 01934 888 888

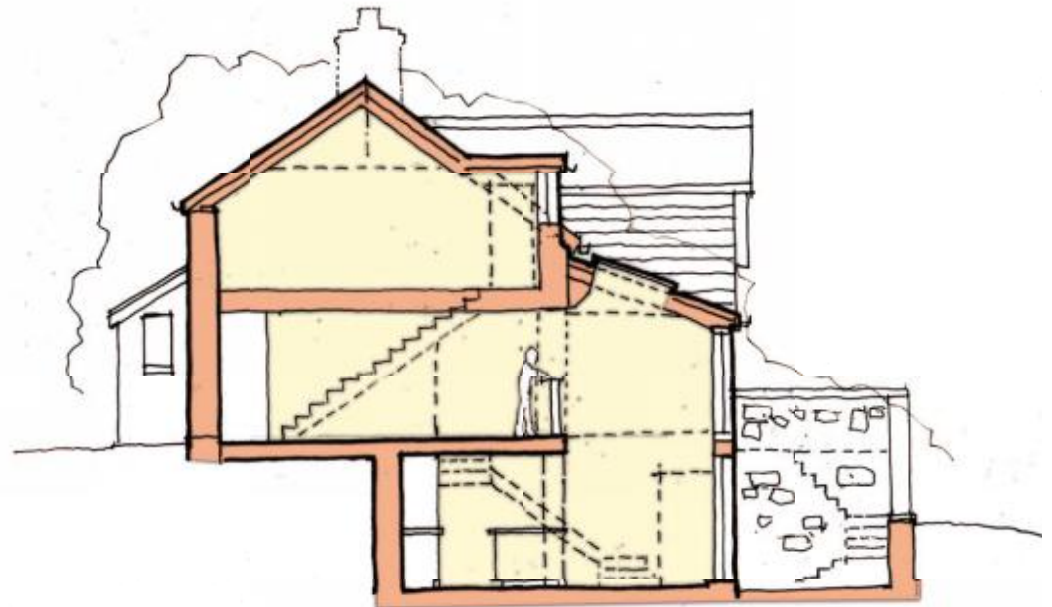
Council tax band: F



Pre-planning sketches

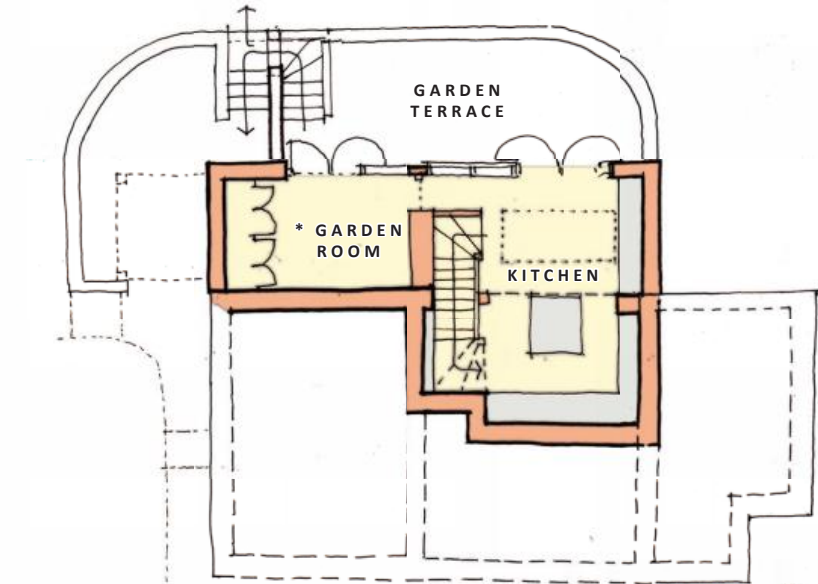


EXISTING SECTION THROUGH



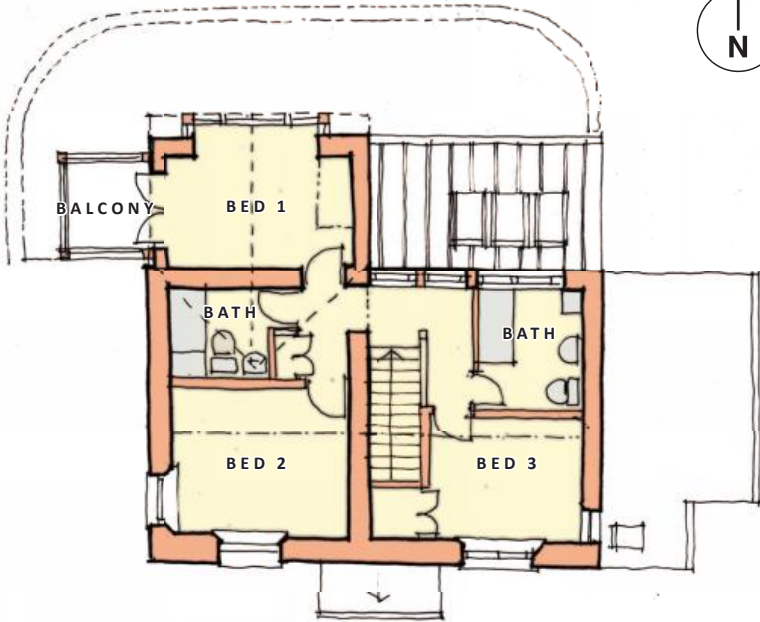
PROPOSED SECTION THROUGH

Pre-planning floor plan sketches

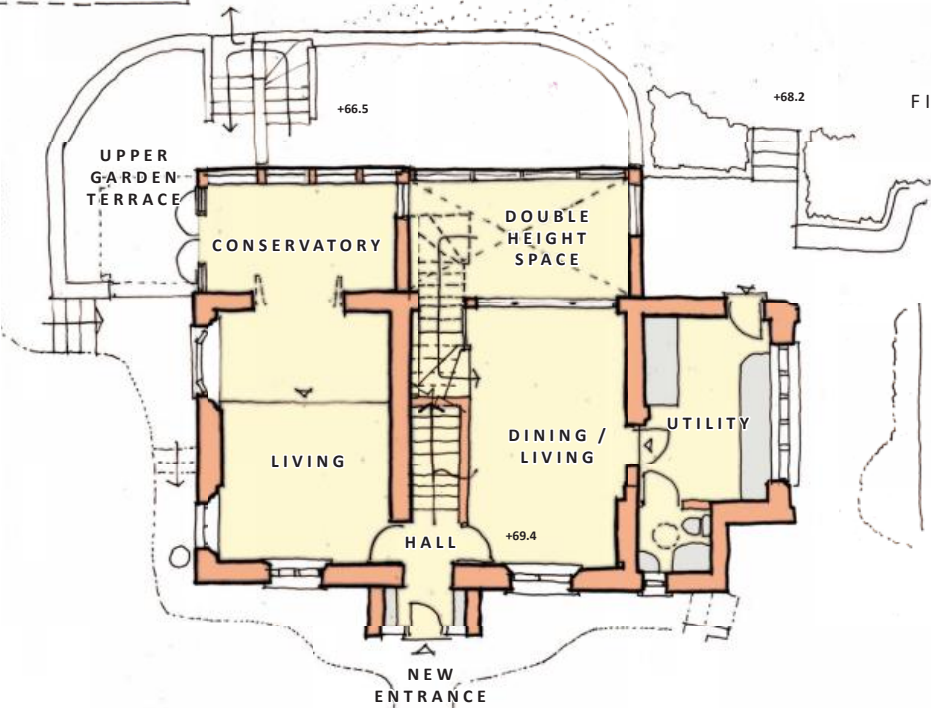


* Garden Room
Optional addition
to basement level

BASEMENT PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

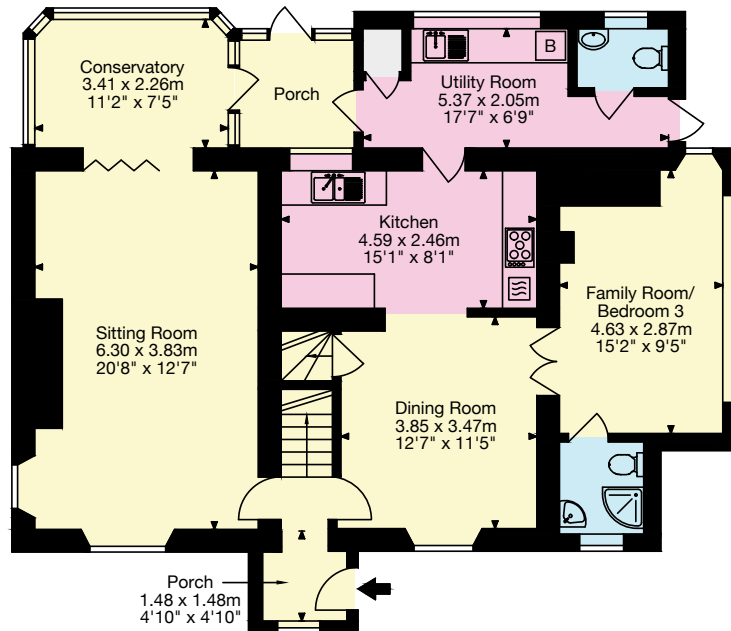
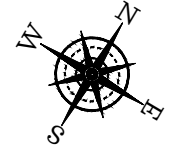
Approximate Gross Internal Floor Area

Main House = 170 sq m / 1,828 sq ft

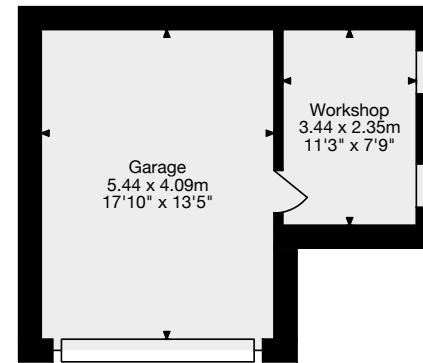
Garage = 31 sq m / 332 sq ft

Total Area = 201 sq m / 2,160 sq ft

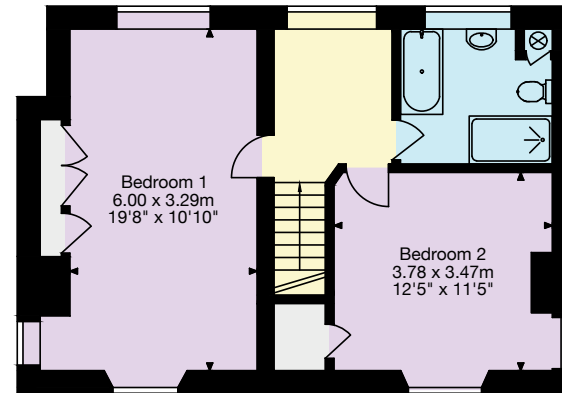
This plan is for guidance only and
must not be relied upon as a statement
of fact. Attention is drawn to the
important notice on the last page of
the text of the Particulars.



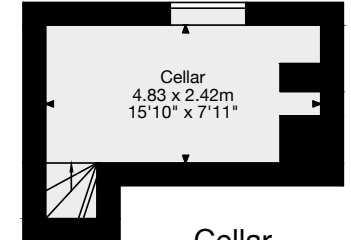
Ground Floor



Garage



First Floor



Cellar

Knight Frank Bristol
Regent House
27A Regent Street
Clifton
BS8 4HR
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Freddie Wright
0117 317 1991
freddie.wright@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2022. Photographs and videos dated July 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.