

Set on a privileged hillside location this period detached family home offers flexible living accommodation with stunning views across Weston-super-Mare and the Mendip Hills. The property has charm and character offering master bedroom with dressing area and en-suite bathroom, a further four/five bedrooms, main bathroom, kitchen, dining room, sitting room, living room, outdoor pool, double garage and driveway. Accessed from outside, there are two garden rooms and, on a lower level, an extensive cellar all providing flexible home office/storage space. A summerhouse and a terraced deck provides areas to relax during the warmer months and far reaching views. The property is surrounded by mature gardens and has the added benefit of a distinctively placed swimming pool. Approximately 6 acres of land available by separate negotiation. EPC rating E48, Council Tax Band E



- Four/Five bedroom detached family home
- Flexible living accommodation
- Various outbuildings and garages
- Period property with features, charm and character throughout
- Double garage and electric door
- Privileged hillside location with stunning views across Weston-super-Mare and Mendip Hills
- Approximately 6 acres of woodland available by separate negotiation
- Outdoor pool
- EPC rating E48, Council Tax Band E

ACCOMMODATION

On Approach

Shared Tarmac driveway from Balmoral Way leading to gravel drive, double garage with electric up and over door.

Entrance

Steps leading up to UPVC double glazed door into vestibule

Vestibule

Engineered wood flooring, timber door with stained glass feature window and windows to hallway. Radiator, dado rail, coved ceiling and ceiling light.

Hallway

Engineered wood flooring to match vestibule. Doors to all ground floor principal rooms. Storage cupboard housing Vaillant gas fired boiler. Radiator, picture rail, coved ceiling and ceiling light. Electric meter in overhead cupboard. Door to cloakroom.

Kitchen/Dining Room 18' 2" x 12' 6" (5.54m x 3.81m) max
Spectacular flexible living arrangement with kitchen and dining areas.

Kitchen Area

Tiled flooring with a range of wall and floor units with galaxy black granite worktops. Stainless steel one and a half bowl sink with mixer tap over. Integrated four ring induction electric hob with extraction hood over. 'Eye level' microwave and oven, tiled splashbacks. Integrated fridge and dishwasher. Timber ceiling features. Stable door to utility area, skylight windows and ceiling spotlights.

Utility Area 6' 11" x 2' 4" (2.10m x 0.71m)

Tiled flooring, integrated washing machine, units and granite work surfaces to match kitchen, UPVC double glazed door and windows to garden, ceiling light.

Dining Area

WOW! Two dual aspect UPVC double glazed windows providing impressive views across Weston-super-Mare and beyond. Fitted dresser and units to match kitchen, two radiators, ceiling lights and spotlights. Door to living room.

Living Room 21' 6" x 11' 5" (6.56m x 3.48m)(into recess plus bay)

Impressive fireplace with slate stone hearth, timber surround and shelving. UPVC double glazed window and bay window boasting views. Two radiators, dado rail, wall and ceiling lights, door to hallway.

Occasional/Sitting Room/Music Room 11' 10" x 11' 9" (3.61m x 3.57m) into recess

UPVC double glazed window and door onto terrace area. Fireplace with tiled surround. Radiator, dado rail, coved ceiling, ceiling and wall lights.

Understairs Cloakroom 6' 3" x 2' 7" (1.91m x 0.79m) to front of cupboard (ceiling sloping to 2'6" 0.75m)

Low level WC, wash hand basin, storage cupboard, radiator, dado rail, part sloping ceiling, extractor fan and ceiling light.

Study/Bedroom Five 10' 10" x 9' 0" (3.31m x 2.75m)

Steps up to wood effect laminate flooring, fitted units and wardrobes, one opening and one fixed UPVC double glazed windows. Radiator, spotlight cluster.

Stairs

Carpeted stairs with timber balustrade rising to first floor landing.

First Floor Landing

Doors to all first floor rooms, radiator, UPVC double glazed window. Access to boarded loft with two Velux windows facing towards pool and gardens.

Master Bedroom 11' 6" x 11' 9" (3.51m x 3.58m) plus dressing area

Usable fitted wardrobes and drawers, dual aspect UPVC double glazed windows providing views, coved ceiling and ceiling light, radiator. Archway to dressing area with fitted wardrobes. Door to en-suite.

En-suite 8' 0" x 5' 9" (2.43m x 1.75m)

Tiled flooring, low level WC, panelled bath with electric shower over. Pedestal wash hand basin, heated towel rail, wall units, tiled walls and extraction fan. UPVC double glazed window, coved ceiling and spotlights.

Bedroom Two 11' 6" x 10' 4" (3.5m x 3.14m) to front of cupboards, into recess

Fitted wardrobes, radiator, UPVC double glazed window, coved ceiling and ceiling light.

Bedroom Three 9' 3" x 8' 5" (2.81m x 2.56m) plus door recess

Dual aspect UPVC double glazed window with far reaching views, radiator, coved ceiling, spotlight cluster.

Bedroom Four 11' 4" x 9' 4" (3.46m x 2.84m)

UPVC double glazed window overlooking garden and with hill views, radiator, ceiling spotlights.

Bathroom 9' 2" x 3' 7" (2.80m x 1.08m)(maximum)

Tiled flooring, low level W/C, pedestal wash hand basin, panelled bath, heated towel rail, UPVC double glazed window with mains fed shower over bath, part tiled walls, extraction fan and ceiling light.

Outside

Cellar Room/Office

Usable storage space with separate entrance door, multiple UPVC double glazed windows with views, gas meter, power and lighting. Two radiators.

Garden Room One 7' 7" x 6' 7" (2.31m x 2.01m)

UPVC double glazed door and window, tiled flooring, space for appliances, spotlights and power.

Garden Room Two 19' 10" x 6' 11" (6.05m x 2.10m)

UPVC double glazed door and window, tiled flooring, power and spotlights

Double Garage 15' 9" x 13' 7" (4.81m x 4.15m) (min)

Electric up and over door, power and lighting.

Gardens

Approximately one acre of various tiered garden areas surround Loxley House, areas laid to lawn with impressive timber decking, balcony to the front of the house, well maintained pathways and steps for access. Super BBQ area located alongside a Summer House with power and lighting. Impressive views throughout garden.

Pool Area

Outdoor swimming pool enclosed by metal fence with pool pump housing which has power and lighting.

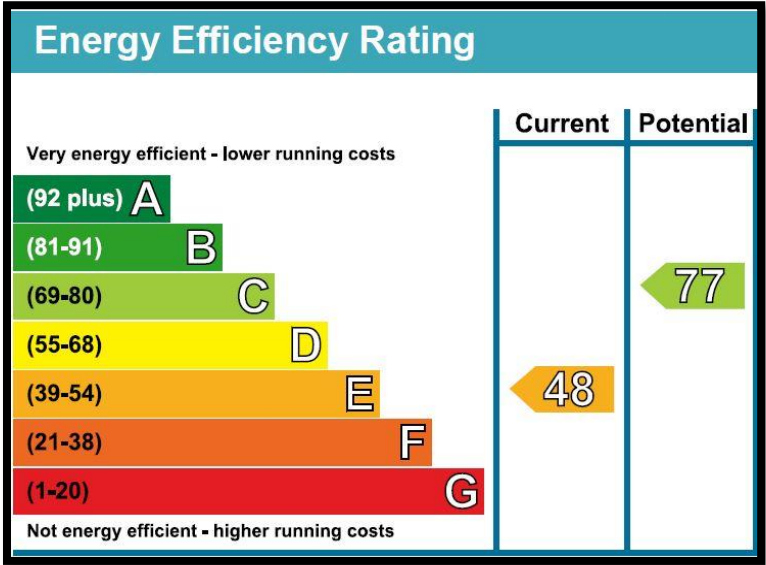
Land (Available by separate negotiation)

Located on hillside approximately 6 acres consists of majority woodland and is accessed from Balmoral Way.

N.B. There is a public footpath along the bottom boundary.

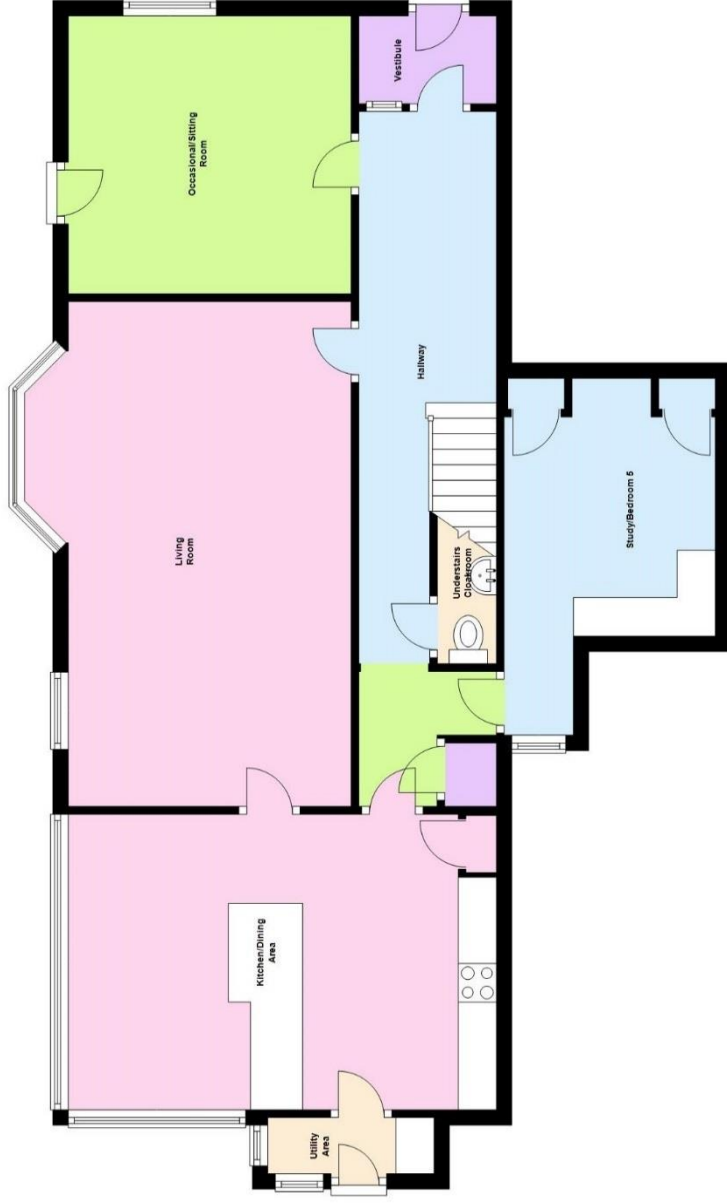




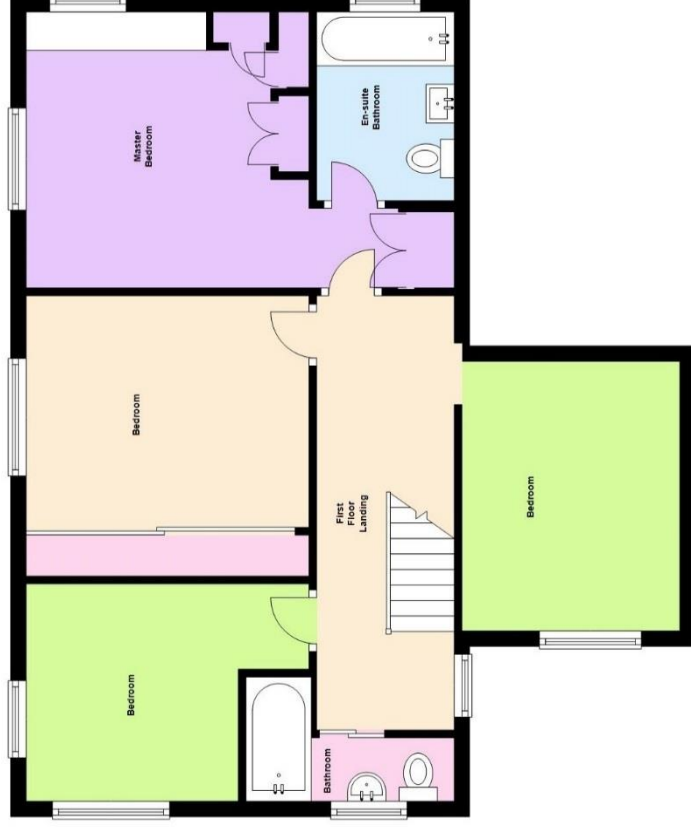




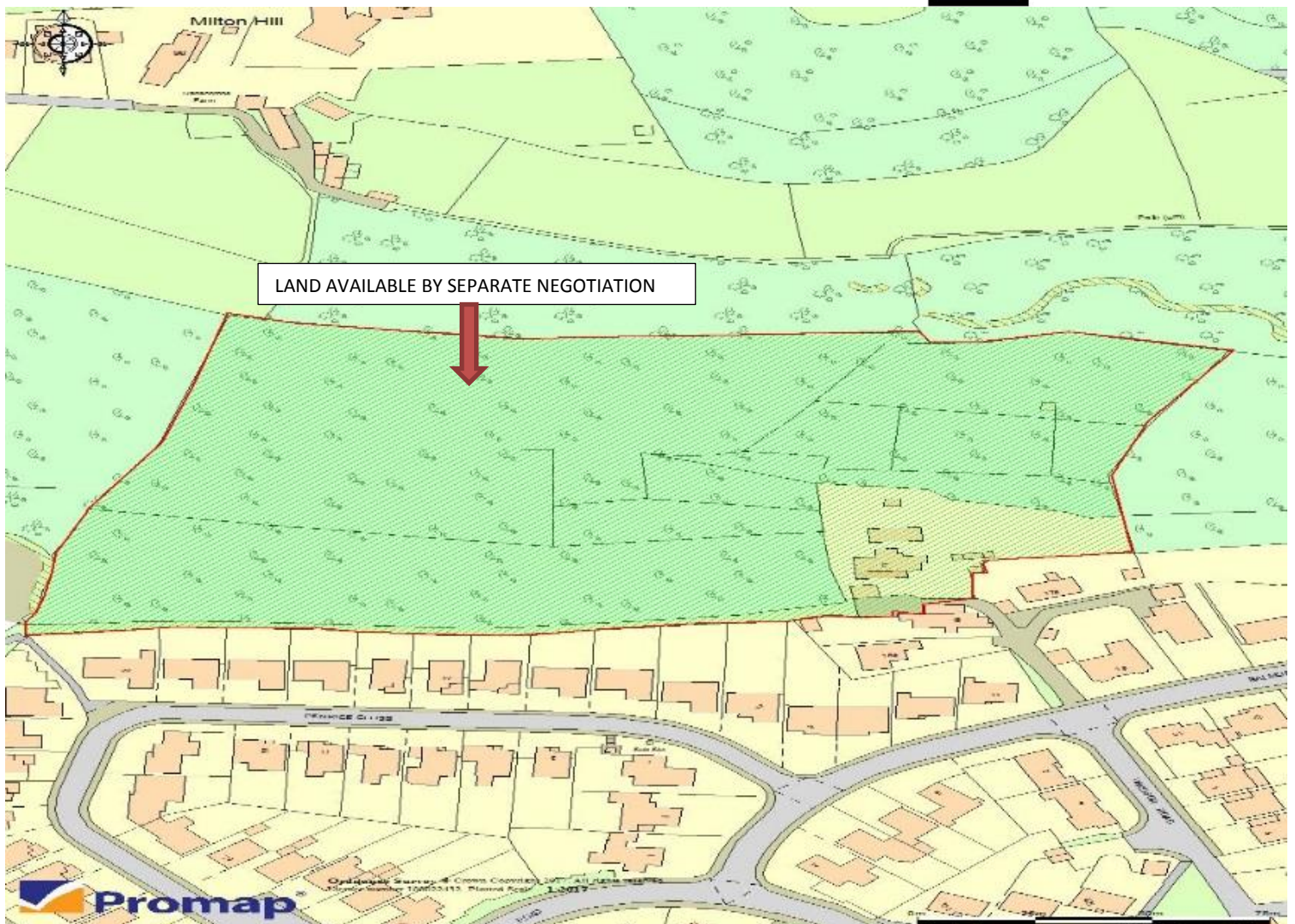
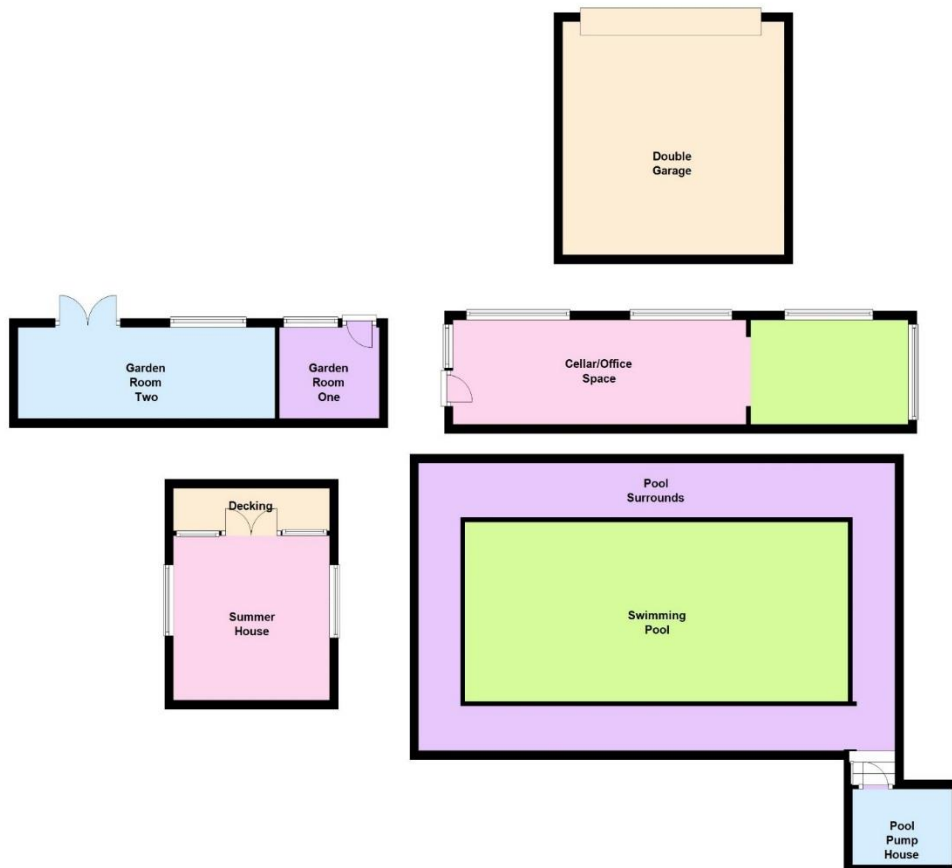
Ground Floor
Approx. 92.4 sq. metres (994.9 sq. feet)



First Floor
Approx. 67.6 sq. metres (727.6 sq. feet)



Outbuildings (NB. Not in exact situ)



MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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