



OLD POUND HOUSE ,
WESTON-IN-GORDANO, BS20 8PZ

**GOODMAN
& LILLEY**







OLD POUND HOUSE

WESTON-IN-GORDANO BS20 8PZ

GUIDE PRICE £950,000

An exciting opportunity to acquire this exceptionally well presented, architecturally designed and generously proportioned (over 3,300 sq ft), five bedroom detached family residence. Situated on a delightful circa 0.3 of an acre level plot in the heart of the ever popular village of Weston-in-Gordano, which is nestled between the two coastal towns of Clevedon and Portishead, this stunning home is sure to appeal.

This contemporary home enjoys light and airy accommodation arranged over three floors, with a large amount of glass adding a wonderful positive atmosphere all day and all year round. When entering the property via an entrance vestibule you are instantly greeted by a warm and engaging feeling of space and light. The generous open plan hallway is without doubt the central axis to this home and seamlessly flows through into a near 20ft square living room with feature vaulted ceiling, wood burning stove and beautiful views overlooking the well kept rear gardens. If you take a left turn from the hallway you will find yourself into another large open plan space with a high quality fitted kitchen seamlessly giving way to an open plan dining room and a 22ft sun room again which spans across the rear elevation and delights in a Southerly aspect and open views across the garden & paddock beyond. There is also a further snug/additional sitting room to the front of the property, cloakroom WC, utility room and integral double garage to the ground floor. A highly impressive floating wooden staircase rises to the first floor galleried landing which overlooks the living room and leads you to three double bedrooms, master complete with en-suite, a family bathroom and a separate study with stairs rising to the second floor featuring two further double bedrooms and another bathroom.

The property is approached over a private drive and offers parking for numerous vehicles. The gardens and grounds extend around the house and lead to a substantial patio seating areas and the well kept rear gardens with an array of flora and shrub beds, an outdoor bar and BBQ room and direct access to the level, lawned paddock.

Accommodation Comprising:

Entrance Vestibule

Secure hardwood entrance door opening to entrance vestibule, ceramic tiled flooring, timber door and window combination opening to the living room/family room, further door opening to:

Cloakroom

Fitted with two piece modern white suite comprising: low-level WC, wash hand basin, full height tiling to two walls, built-in storage cupboard, radiator, ceramic tiled flooring, light tube.

Living Room/Family Room

20'8" x 19'7"

A light and airy room with double glazed windows to the side and rear elevations flooding the space with natural light, feature wood burning stove with a natural limestone surround and tiled hearth, radiators, full height vaulted timber ceiling, turned timber open tread stair case rising to the first floor landing, recessed ceiling spot lights, radiators, doors to:

Snug

10'2" x 10'

Full height double glazed window to side aspect, radiator.

Kitchen

14'6" x 11'3"

An impressive and immaculately presented room

perfect for family life which is fitted with a matching range of modern 'duck egg' coloured wood fronted base and eye level units, cupboards and drawer units with granite work surfaces over incorporating a breakfast bar peninsula with cupboards and drawers beneath, 1 + 1/2 bowl stainless steel sink unit with single drainer unit and mixer tap, fitted integrated fridge/freezer and dishwasher, eye level electric fan assisted oven and eye level grill, built-in four ring gas hob with extractor hood over, integrated microwave, three double glazed windows to front aspect, natural limestone floor, open plan to:-

Dining Area

15'11" x 11'5"

With ample space for a table and chairs, two radiators, natural limestone floor, open-plan doorway to Sun Room

Sun Room

21'11" x 10'4"

Wooden and double glazed construction with power and lights, double glazed windows spanning the side and rear aspects, two skylights, natural limestone floor, wood burning stove, double glazed doors opening to the living room, dining room and rear gardens.

Utility Room

15'3" x 7'0"

Fitted with a range of base and eye level units with worktop space over, plumbing and space for washing machine and tumble dryer, composite sink unit with drainer and mixer tap, window to rear overlooking sun room, side door opening to garden, further door to integral double garage.

First Floor Landing

Attractive galleried landing with timber handrail and balustrades overlooking the living room with doors to:

Master Bedroom

17'7" x 12'3"

Two double glazed windows to the front and side aspects, a range of built in wardrobes with hanging rails and additional shelving, radiator, door to:

En-suite

Fitted with four piece suite comprising bath with hand shower attachment and mixer tap, wash hand basin, recessed tiled shower enclosure with glass screen and low-level WC, tiling throughout, tiled flooring, double glazed obscure window to front aspect, heated towel rail.

Bedroom Two

11'4" x 13'9"

Two double glazed windows to side, fitted with a range of built in wardrobes with hanging rails and additional shelving, radiator.

Bedroom Three

11'8" x 13'4"

Two double glazed windows to rear aspect, radiator.

Family Bathroom

Fitted with a four piece modern white suite comprising tiled shower enclosure with glass screen, corner bath unit with mixer taps, vanity wash hand basin with additional shelving and low level WC, fully tiled throughout, extractor fan, heated towel rail, double glazed obscure window to front aspect.

Study

9'8" x 9'8"

Double glazed window to rear, stairs rising to the second floor landing with doors to:

Bedroom Four

12'7" x 19'7"

Two double glazed windows to rear aspect overlooking the gardens, radiator, access to eaves storage space.

Bedroom Five

12'7" x 17'3"

Two double glazed windows to rear aspect overlooking the gardens, radiator, access to eaves storage space.

Bathroom

Fitted with a three piece suite comprising bath with shower attachment over and mixer tap, low level WC and pedestal wash hand basin, double glazed skylight, door to eaves storage space.

Double Garage

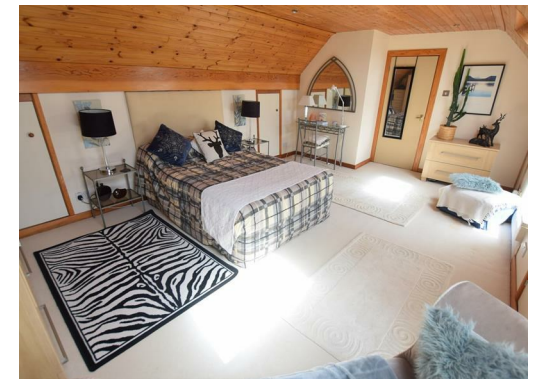
18' x 17'7"

Integral double garage with two up and over doors, hardwood window to rear, hardwood door to rear gardens, power and light connection.

Gardens & Driveway

The gardens are the crowning feature to this wonderful property and lie to the rear enjoying a Southerly orientation with stunning views down the Gordano Valley. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs and trees. A paved patio offers plenty of seating space and extends across the rear elevation of the property providing ample space to sit back, relax and enjoy the garden and vistas. Further benefits include two timber built outbuildings, one complete with a bar and space for seating, the other is a BBQ room. The gardens area can be easily accessed via the sun room and utility room as well as direct access from the front to both sides.

To the front, the driveway is accessed via a private road and provides parking for several vehicles which leads to the double garage. The frontage is screened by mature hedging offering a degree of privacy with a side garden with various established floral, shrub and specimen trees providing additional interest and access to the rear gardens.



- Architecturally Designed Detached Family Home
- Five Double Bedrooms Plus Further Study
- Excellent Central Village Location
- Over 3,300 sq Ft Of Accommodation
- Four Principle Reception Rooms
- Must Be Viewed To Be Fully Appreciated
- Situated On A Level Plot Of Around 0.3 Of An Acre
- Double Garage & Driveway





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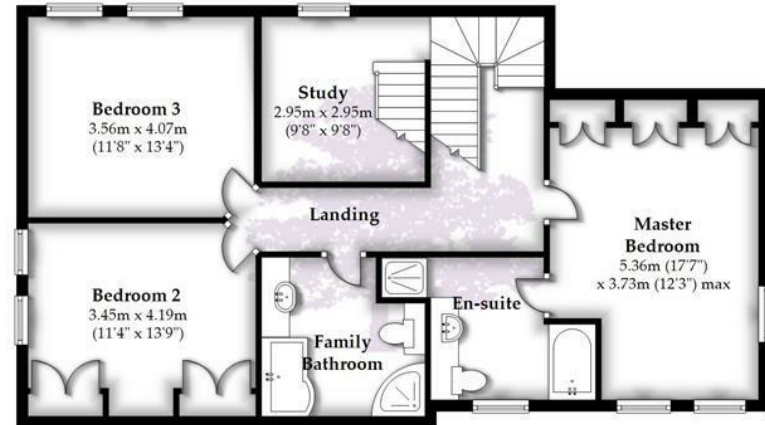
Ground Floor

Approx. 161.6 sq. metres (1739.7 sq. feet)



First Floor

Approx. 85.8 sq. metres (924.1 sq. feet)



Second Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 309.2 sq. metres (3328.3 sq. feet)

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