



# Wookey Heights, Smithy Wood Crescent, Woodseats, S8 0NT

Offers Over £475,000

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Tucked away on this peaceful and relatively undiscovered backwater of Woodseats, this impressive detached family residence offers a rare opportunity for those seeking spacious, versatile, and beautifully presented living accommodation. Boasting nearly 1,700 square feet spread across three floors, this deceptively spacious property has been sympathetically renovated to an exceptional standard by the current owners, ensuring a perfect blend of character charm and modern convenience.

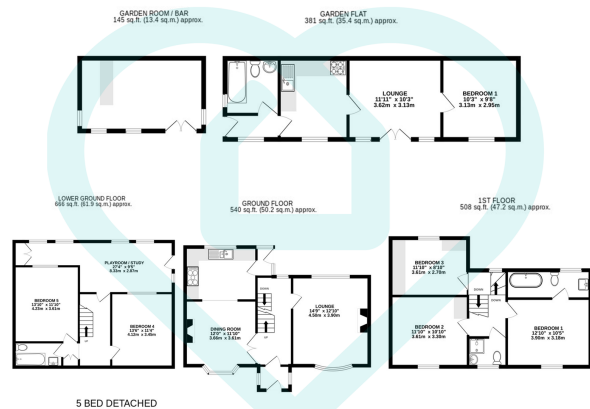
Upon entering through the welcoming porch and entrance hall, you'll be greeted by the first of many standout features—the bright and airy living room with dual aspect windows and a striking stone fireplace, ideal for cozy evenings in. The adjacent formal dining room is perfect for entertaining, enhanced by a feature log-burning stove for added warmth and ambiance. The heart of the home is undoubtedly the open-plan kitchen, which has been thoughtfully designed with contemporary cabinetry, integrated appliances, and an overall high-end finish, ideal for everyday family life and social gatherings alike.

The first floor features a luxurious master suite, complete with an en-suite bathroom, providing a tranquil retreat. Two further bedrooms, each generous in size, along with a stylish family shower room, complete this floor. The lower ground level offers even more versatility, with a playroom, additional bathroom, and two flexible rooms that could serve as bedrooms, home offices, or creative spaces—the possibilities are endless!

Externally, the property benefits from off-road parking and a wonderfully landscaped, tiered rear garden. Two separate terraces offer ideal outdoor entertaining spaces, perfect for alfresco dining and summer BBQs, while a decked terrace and lawn area provide additional space for relaxation. The garden is further enhanced by a natural pond/stream, and a substantial timber outbuilding, suited for a variety of uses such as a home office, gym, or workshop.

For those looking for further accommodation, the property includes a self-contained annexe, complete with its own kitchen, bathroom, living space, and bedroom. This versatile space is perfect for a dependent relative or could continue to provide a valuable income stream, having previously generated £6,600 per annum as a rental.



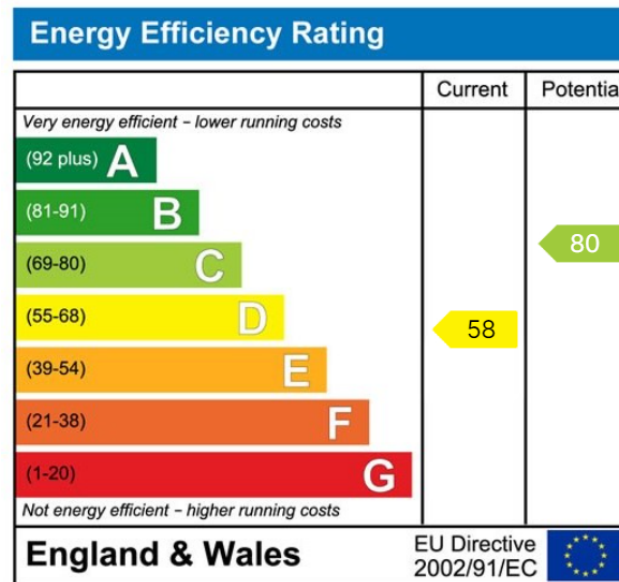
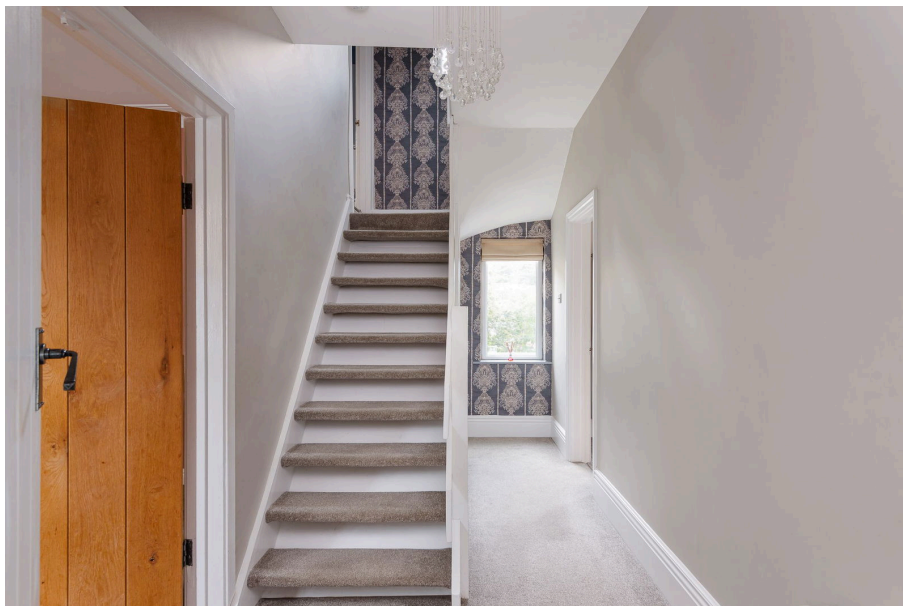


TOTAL FLOOR AREA : 2095sq.ft. (194.6 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- A unique family home spanning nearly 1700 square feet
- Gas central heating and double glazing
- Family shower room, en-suite bathroom and further lower ground floor bathroom
- Off road parking and tiered rear garden
- Close for excellent public transport for the city centre
- Providing three first floor bedrooms and two lower ground floor bedrooms
- Spacious family living accommodation and further versatile lower ground floor space
- Separate one bedroom annexe ideal for a dependant relative or for rental purposes
- No chain involved - early completion available
- Ideal for the commuter for the ring roads and into the peak district



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