



Treelands, Hillside Road, Bleadon, North Somerset, BS24 0AA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Treelands, Hillside Road, Weston-super-Mare, North Somerset, BS24 0AA

Discover the essence of countryside living with this exceptional, four-bedroom, detached property nestled atop the charming Mendip Hills, an Area of Outstanding Natural Beauty (AONB). Prepare to be impressed by the breathtaking vistas that stretch across the beautiful open countryside and beyond, painting a picture of tranquillity and serenity. The property's allure is not only defined by its surroundings but also by the fantastic private and enclosed rear garden, perfectly positioned to soak the Southerly facing views. A haven for those with green fingered tendencies, nature enthusiasts and those seeking respite from the bustling world, this residence embraces semi-rural living while maintaining a convenient proximity to local amenities. Offering a once in a lifetime opportunity, the property invites you to embark on a creative journey of modernization, enabling you to shape a truly bespoke living space bursting with potential. As you approach, a private driveway welcomes you, leading to a garage that accommodates your storage needs. Additional storage rooms await below, where cellar and garden rooms provide versatile spaces that can evolve with your family's growth and changing requirements (subject to planning permission and building regulation approval of course). The property is excellently positioned in an enviable and most sought-after location on Bleadon Hill. Local facilities include Bleadon village country store & Post Office, a cafe, two garages, a hair and beauty therapy centre and a lovely village pub. Doctors' and dentists' surgeries are found at nearby Weston-super-Mare. The thriving Coronation Hall has a full events calendar; rarely a day goes by without some social activity in the two halls. For the commuter there is access to the M5 at Junction 21 for those travelling North, but there is also access to the M5 at Junction 22 for those who are travelling South. Railway stations at Weston-super-Mare and Weston Milton are also accessible. The property is being sold with the added benefit of no onward chain.

- Prepare to be impressed! A four bedroom, detached property perched on the Mendip Hills, an Area of Outstanding Natural Beauty (AONB)
- Views, view, views- breathtaking vistas across open countryside and beyond
- Private and enclosed rear gardens, enjoying approximately Southerly facing aspects and a tremendous outlook
- Sold with no onward chain
- In need of some modernisation providing a once in a lifetime opportunity for those wishing to create something special
- Private driveway, garage and cellar / garden rooms to accomodate the growing family
- Well positioned in a quiet Cul-de-Sac
- EPC Rating D58, Council Tax Band F





Accommodation

Entrance

On approach to the property there are steps up to single glazed double timber doors into vestibule.

Vestibule

Tiled flooring and step up to a timber single glazed door into entrance hallway.

Entrance Hallway

An impressive entrance hallway area with doors to ground floor rooms, UPVC double glazed window, fitted airing cupboard housing hot water tank and another useful storage cupboard, radiator, various ceiling lights.

Bedroom Four

UPVC double glazed window, radiator, ceiling light.

Bedroom Three

A good sized double bedroom with a UPVC double glazed window, radiator, fitted wardrobes, ceiling light.

Family Bathroom

Tile effect laminate flooring, low level W/C, panelled bath, walk-in style mains fed shower with tiled walls and shower tray, wash hand basin over vanity unit, part-tiled walls, two UPVC double glazed windows, radiator, two ceiling lights.

Living Room

An impressive main living area; what a tremendous room to enjoy the spectacular views! With a part aluminium part timber framed single glazed window, open fireplace with stone hearth feature, doors to dining area, two radiators, ceiling lights.

Kitchen / Dining Room

Partly laid to tile effect laminate flooring and carpet, a range of wall and floor units with worktops and tiled splash backs over, inset one and a half bowl stainless steel sink and drainer, four-burner gas hob, eye-level oven and grill, space for appliances, UPVC double glazed window to side and rear, wall mounted gas fired boiler, various ceiling lights, door to rear porch / hallway.

Rear Porch

Tiled flooring, UPVC double glazed door to the side of the property and two dual aspect windows, ceiling light.

Stairs with Timber Balustrade Rising from the Entrance Hallway to the First Floor Landing

First Floor Landing

Doors to first floor rooms, roof access hatch, eaves storage cupboard, ceiling light.

Bathroom

Low level W/C, wash hand basin and pedestal, panelled bath, part tiled walls, radiator, UPVC double glazed window, ceiling light.

Bedroom Two

UPVC double glazed window, part sloping ceilings, useful storage eaves cupboards, radiator, ceiling light.

Bedroom One

A superb double bedroom enjoying spectacular views, UPVC double glazed window, part sloping ceilings, useful storage eaves cupboards, radiator, ceiling light.

Outside

Front Garden

On approach to the property there is a sloping tarmac driveway leading to an area providing valuable off-street parking, concrete pathways leading to the entrance door, an area laid to lawn and gated access to the side and rear.

Garage

A single garage with an up and over garage door, power supply points and lighting, UPVC double glazed window to the rear.

Rear

A wonderful private and enclosed rear garden enjoying the wonderful aspect and views, with concrete pathways for access, various tiered lawn areas and an abundance of trees, shrubs and hedging.

Store / Cellar Rooms

Added benefit of useful cellar style storage rooms, one currently used as a garden room.

Please Note

The property is served by its own private drainage system.

Services

Mains electric, gas, drainage and water.

Tenure

Freehold.

Please Note

Please follow this link for planning applications in the Bleadon area:
<https://planning.n-somerset.gov.uk/online-applications>











Floor 1 Building 1

Approximate total area⁽¹⁾
730.85 ft²
68.73 m²

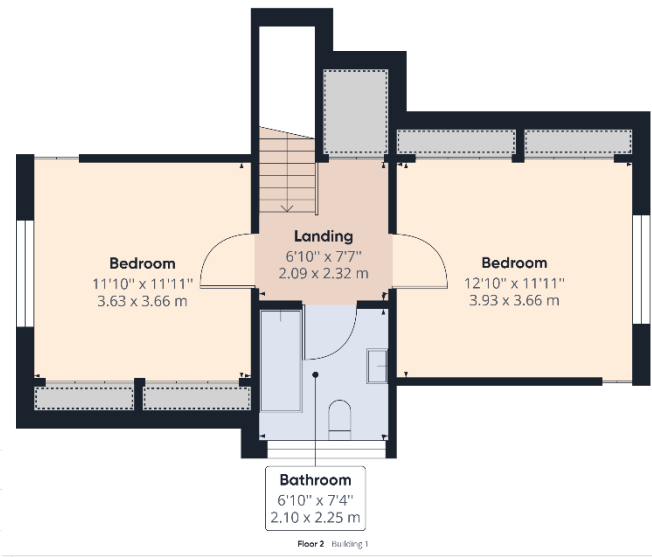
Reduced headroom
11.78 ft²
1.09 m²

(1) Excluding balconies and terraces

Reduced headroom (below 2.00m/6'6")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 2 Building 1

Approximate total area⁽¹⁾
407.64 ft²
37.87 m²

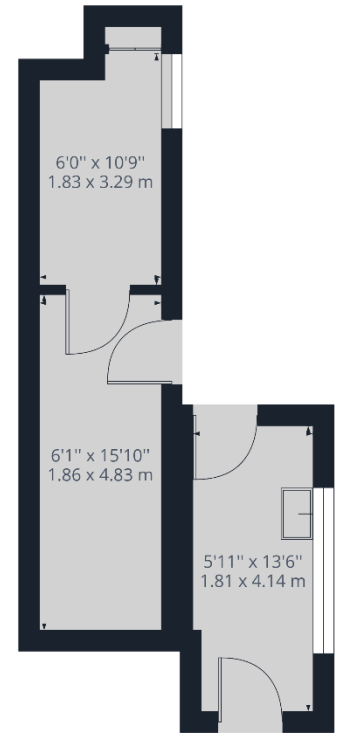
Reduced headroom
56.60 ft²
5.28 m²

(1) Excluding balconies and terraces

Reduced headroom (below 2.00m/6'6")

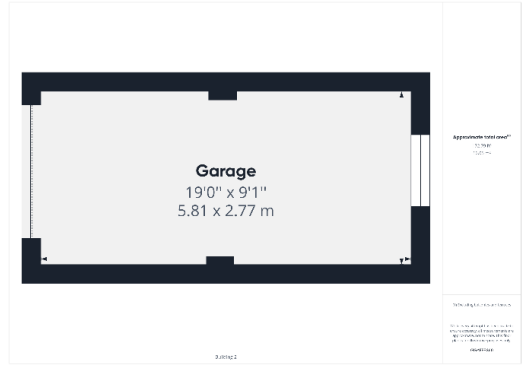
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Floor 0 Building 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 98 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approximate total area⁽¹⁾
171 m²

(1) Excluding balconies and terraces

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MONEY LAUNDERING REGULATIONS 2017 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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