

LAUREL & WYLDE

ESTATE AGENTS



Alvion House , Wedmore, BS28 4SL £1,250,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** WOW *** WOW *** WOW *** WHAT A SPECTACULAR OPPORTUNITY THIS IS *** DETACHED COUNTRY RESIDENCE WITH 2.3 ACRES OF LAND AND A HUGE GARAGE BLOCK WITH A ONE BEDROOM ANNEXE OVER - IDEAL FOR A GROWING TEENAGER, DEPENDANT RELATIVE OR AS AN AIR BnB *** ABSOLUTELY BEAUTIFUL GARDENS WITH PANORAMIC VIEWS *** SIX BEDROOMS *** TWO BATHROOMS *** FOUR RECEPTION ROOMS *** LARGE KITCHEN / DINING & FAMILY ROOM *** CLOAKROOM *** UTILITY ROOM ***

Entrance Hall

Accessed via an original wooden glazed door, with ceiling lights, original flagstone flooring, radiator, stairs to first floor landing, door to the snug, sitting room/dining room, rear hallway.

Sitting/Dining Room

A front aspect room with a original wooden glazed window, textured ceiling, ceiling light, radiator, original flagstone flooring.

Snug

Front aspect room with original wooden glazed window, ceiling light, radiator, original flagstone flooring, fabulous stone built in fireplace, blocked paved path, floor standing cast iron log burner, and a large wooden mantel over. Door leading through to the inner hallway.

Inner Hallway

Vaulted ceiling, wooden double glazed Velux window, two ceiling lights, stairs leading to first floor landing, fabulous built in storage cupboard/boiler cupboard with a range of shelving, doors to the living room, Kitchen family room, and the Utility room.

Living Room

A fabulous addition to the property, dual aspect UPVC and wooden double glazed windows with wooden double glazed French doors leading out to the rear garden, two ceiling light features, wall lights, flagstone flooring, two radiators, exposed ceiling beams, and a cast iron log burner on a brick and flagstone hearth.

Utility

A rear aspect room with a wooden double glazed window, ceiling light, extractor fan, tiled flooring. Fitted with a range of base and eye level units with marble effect wooden rolled edge work surfaces, inset one bowl sink, with adjacent drainer and mixer tap, space for underwork surface fridge, space for a tumble dryer, space and plumbing for a washing machine.

Kitchen/Family Room

A fabulous dual aspect room with rear aspect and side aspect UPVC double glazed windows, and side aspect UPVC double Bi-folding doors, a feature double glazed roof lantern with solar glass, ceiling spotlights, tiled flooring, feature vertical radiator, ample space for dining table and chairs, kitchen fitted base and eye level units with wooden rolled edge work surfaces, one and half bowl sink, space and plumbing for dishwasher, two Neff Ovens, four ring induction hob and extractor hood over, tiled splashback to water sensitive areas.

Main Bedroom Landing

Doors to main bedroom and bathroom.

Main Bedroom

A lovely dual aspect room with wooden and UPVC double glazed windows, ceiling light, wall light, pine wooden flooring, radiator, with a fabulous built in range of bedroom furniture.

En-Suite

A fully tiled rear aspect room, with wooden double glazed window, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, wash hand basin with mixer tap, low level WC, panel enclosed double ended bath with a chrome mixer, glazed shower screen, wall mounted shower system.

Second First Floor Landing

With ceiling lights, two loft hatching giving access to roof spaces, doors to bedroom two, three, four, five, six and the family bathroom and shower room.

Bedroom Two

A front aspect room with a wooden glazed window, textured ceiling, radiator, built in wardrobes.

Bedroom Three

Another front aspect room with wooden glazed window, ceiling light, radiator.

Bedroom Four

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, built in bedroom furniture.

Bedroom Five

Another rear aspect room with a wooden double glazed window, ceiling light, radiator, built in bedroom furniture.

Bedroom Six

Another front aspect room with a wooden glazed window, ceiling light, radiator.

Family Bathroom

A part tiled rear aspect room with wooden double glazed window, ceiling light, tiled effect vinyl flooring, chrome heated towel rail, low level WC, wash hand basin, and a panel enclosed bath with a chrome mixer tap and hand held shower attachment over.

Family Shower Room

Another rear aspect room with a wooden double glazed window, ceiling light, radiator, vinyl flooring, low level WC, pedestal wash hand basin with twin taps, and a glazed and tiled shower enclosure with wall mounted shower system over.

Rear Hallway

Wooden glazed door leading out to the rear terrace and garden, ceiling light, tiled flooring, doors to the main entrance hall, cloakroom and office/studio.

Office/Studio

A dual aspect room with double glazed windows, ceiling light, radiator, and wooden laminate flooring.

Cloakroom

A rear aspect room with an obscure glazed window, ceiling light, radiator, low level WC, wash hand basin with twin taps.

Annex

Stairs leading from the entrance downstairs to the

first-floor landing with ceiling spotlight, wooden double glazed Velux roof light, useful storage cupboard and a door leading to the apartment (into the kitchen area).

Kitchen Area

A rear aspect room with a wooden double glazed Velux roof light, ceiling spotlights, extractor fan, laminate wooden flooring and an opening through to the living room.

Kitchen has been fitted with a range of base level units, stainless steel sink, adjacent drainer and mixer tap, integrated stainless-steel oven, 4 ring induction hob, integrated dishwasher, space for a fridge freezer. There is also a radiator.

Living Room

A rear aspect room with UPVC double glazed windows and French doors opening to the balcony looking out to the rear garden, spotlights, laminate flooring, radiator, door leading through to the bedroom.

Bedroom

A good-shaped I-shaped room with rear UPVC double glazed window and door to the balcony overlooking the rear garden, ceiling spotlights, laminate wooden flooring, radiator, door to storage space, built in wardrobe, door to ensuite bathroom.

Ensuite Bathroom

Rear aspect room with wood UPVC double glazed Velux roof light, ceiling spotlights, extractor fan, tiled effect vinyl flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with chrome mixer tap, panel enclosed bath, glazed shower scree with a chrome mixer tap and mains shower system.



Total area: approx. 380.7 sq. metres (4098.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	