

LAUREL & WYLDE

E S T A T E A G E N T S

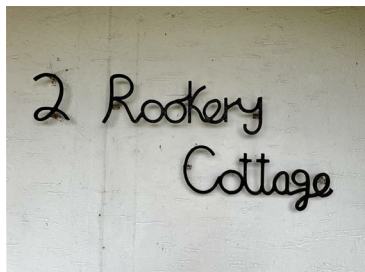


2 Rookery Cottage White House Lane, Weston-Super-Mare, BS24 OJD £695.000

*** ALMOST 3,000 SQ/FT OF SPACE!!!!!!! *** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** WHAT A SPECTACULAR FAMILY HOME *** THOROUGHLY RENOVATED, UPGRADED AND IMPROVED COUNTRY RESIDENCE *** JUST UNDER 1/2 ARCE PLOT WITH FABULOUS GARDENS AND PADDOCK *** SITTING ROOM *** FAMILY ROOM *** FABULOUS KITCHEN AND DINING ROOM AREA *** OFFICE / STORE ROOM *** LARGE UTILITY ROOM / POTENTIAL ANNEXE KITCHEN *** POTENTIAL ANNEXE BEDROOM, LIVING AREA & SHOWER ROOM *** FIVE BEDROOMS *** MASTER EN-SUITE *** FAMILY BATHROOM ***

Entrance Hall

Accessed through an obscure UPVC double glazed door with an archway leading the sitting room, front aspect UPVC double glazed window and telephone point.



Sitting Room

21 x 15'7 (6.40m x 4.75m)

A useful second living area on the ground floor with a front aspect UPVC double glazed bay fronted window, three ceiling lights, exposed original ceiling beams, stairs leading to first floor landing, radiator, doors to the kitchen/family room, living room and with a feature stone built open fireplace with a patio/paved hearth.



Living Room

27 x 14'2 (8.23m x 4.32m)

A dual aspect room with front and side aspect UPVC double glazed windows, two ceiling lights, exposed original ceiling beams, radiator and another feature stone built open fireplace with a tiled mantel and a patio/paved hearth.

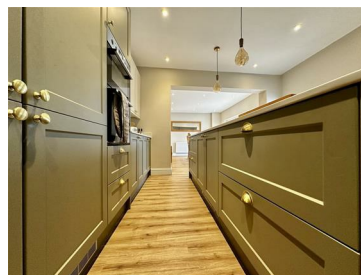




Kitchen/Family Room

30 x 11'9 (min) (9.14m x 3.58m (min))

Previously two rooms having now been opened into one large through room with an open archway between the two rooms. The dining/family room has rear aspect double glazed bi-folding doors and a further door leading to the office, there is recessed spotlighting, radiator, ample space for dining table and chairs and wood effect vinyl flooring. The kitchen has a rear aspect UPVC double glazed window, side aspect UPVC double glazed door leading out to the side of the property and driveway and a further door leading to the utility room and downstairs shower room. The kitchen has been fitted with a comprehensive range of base and eye level units with marble effect composite work surfaces there is an inset one and half bowl sink with an adjacent drainer and mixer tap, integrated double oven with an induction hob and extractor hood, there is a integrated dishwasher, integrated fridge and freezer units, arrange of ceiling spotlighting with recessed spotlighting and feature hanging lights over the detached central island/breakfast bar area.





Utility Room

18'3 (max) x 9'5 (max) (5.56m (max) x 2.87m (max))

A rear and side aspect room with UPVC double glazed windows, ceiling light, wood effect vinyl flooring, radiator, range of base and eye level units with wooden square edge work surfaces over, inset one and half bowl stainless steel sink with adjacent drainer and mixer tap, wall mounted Worcester gas fired boiler system, space and plumbing for washing machine and space for a tumble dryer and door to the downstairs shower room. Doors to the shower room and the potential annexe living and bedroom space / party room.



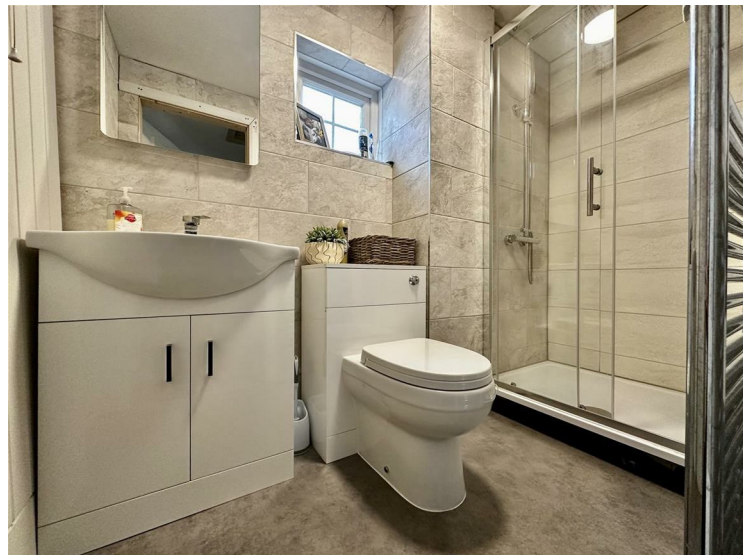
Potential annexe living and bedroom space / party

What a spectacular conversion, part of the original huge garage has now been converted into a fabulous temporary party room / entertaining room / potential annexe living and bedroom space.



Downstairs Shower room

A side aspect room with an obscure UPVC double glazed window, ceiling light, low level WC, wall hung wash hand basin and a large glazed and tiled shower enclosure with a twin point mains shower system over and vinyl flooring.



First Floor Landing

With three ceiling lights, loft hatch giving access to roof space, radiator and doors to bedrooms one, two, three, four, five, family bathroom and to the airing cupboard which is housing the pressurised hot water system.

Master Suite

15'8 x 11'9 (4.78m x 3.58m)

A front and side aspect room with UPVC double glazed windows, ceiling light, pictures rails, radiator, two open fronted full height wardrobe areas with shelving, hanging space and shoe storage space on the lower level and a door leading through to the ensuite shower room.



Bedroom 3

10 x 9'6 (3.05m x 2.90m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator and a feature cast iron fireplace.



En-Suite Shower Room

A fully tiled rear aspect room with an obscure UPVC double glazed window, recessed spotlights, chrome heated towel rail, tile effect vinyl flooring, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large step in wet room style glazed and tiled shower enclosure with a wall mounted mains overhead and handheld shower system.



Bedroom 4

10 x 9'6 (3.05m x 2.90m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator and with a door to a useful built in storage cupboard/wardrobe.



Bedroom 2

11'10 x 9'7 (3.61m x 2.92m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom 5
10 x 5'8 (3.05m x 1.73m)

Currently being used as a dressing room with a front aspect UPVC double glazed window, ceiling light, radiator and a range of shelving hanging space.



Family Bathroom

A fully tiled rear aspect room with an obscure UPVC double glazed window. Laminate wooden flooring, brass heated towel rail, ceiling spotlights and a backlighted vanity mirror. The suite comprises of a low-level WC, brass and ceramic sink with a brass mixer tap over and a bath with a glazed shower screen and a dual headed mains shower system over.



Outside

To the front of the property there is wooden five bar vehicular access and a wooden five bar gated access to the front of the property and driveway with a small garden to the left-hand side and a very large block paved driveway and turning area providing off street parking for at least eight cars. The driveway leads up to the very large detached garage/outbuilding which is ideal for conversion into separate accommodation or to be used as home gym/office etc, there are fabulous surrounding gardens split into two areas with a paddock/garden area to the right hand side overlooking the neighbouring fields and farm land and with two access points to the other garden which has been laid to a mixture of lawned areas patio/paving, block paved walkways, shingle stone walkways, a vegetable patch area with a large raised vegetable patch and a beautiful patio/al fresco dining area to the immediate rear of the property.





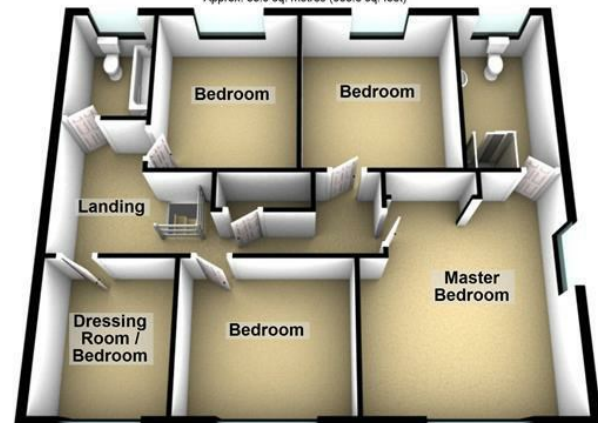
Plot and Location



Ground Floor
Approx. 185.4 sq. metres (1996.2 sq. feet)



First Floor
Approx. 86.9 sq. metres (935.8 sq. feet)



Total area: approx. 272.4 sq. metres (2931.9 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		
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