

The Willows

Ham Lane, Kingston Seymour



A spacious countryside residence with equestrian facilities and picturesque gardens and grounds.



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Summary of accommodation

Main House

Ground Floor: Sun room | Sitting room | Breakfast room | Kitchen | Dining room

Four bedrooms, three with en suites | WC | Cloak room

In all, approximately 5.70 acres



Situation

(Distances and times are approximate)

The Willows offers excellent connectivity to Clevedon and Weston-super-Mare, and is only a 5 minute drive to Yatton station which offers easy access to Bristol and the South West, making it an ideal balance of seclusion and accessibility.



For those in search of a distinctive countryside residence with exceptional outdoor space and equestrian potential, The Willows presents a rare opportunity to embrace a refined rural lifestyle.



The Property

Nestled in the heart of Kingston Seymour, The Willows is an exceptional four-bedroom detached bungalow set within expansive grounds. Offering a unique blend of privacy, space, and superb amenities, this home is perfect for those seeking a refined country lifestyle.

The Willows features an inviting sitting room, complete with a statement stone fireplace, which is actually the stone from the original barn when the house was built in 1963. The sitting room offers access to the conservatory and front garden. A spacious dining room provides an ideal setting for formal gatherings, while the breakfast room and kitchen are equipped with high-quality cabinetry, granite worktops, and integrated appliances. The conservatory floods the home with natural light overlooking the gardens. A thoughtfully designed hallway includes ample storage, a walk-in cupboard, and an airing cupboard housing a Megaflo hot water cylinder.

The luxurious principal suite boasts built-in wardrobes, French doors opening onto the rear garden, and a beautifully appointed en-suite with a king-size shower and separate bath. Three further bedrooms provide ample space, with two benefitting from their own en-suite. A separate toilet and guest cloakroom complete the accommodation.



Extensive Grounds & Equestrian Facilities

The Willows is a paradise for outdoor enthusiasts and equestrians alike. A gated entrance leads to a generous driveway, providing ample parking. The stables comprise two loose boxes and a secure tack room, while a paddock with an arena offers scope for training or leisurely rides.

The manicured gardens are a true highlight, featuring beautifully tended lawns, mature trees, and landscaped rockeries. A picturesque carp lake, complete with a central island and a tranquil woodland backdrop, adds to the charm and serenity of the estate. Additionally, a summer house, brick-built BBQ area, and a productive vegetable plot enhance the outdoor experience.

Property Information

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax: Band G

EPC: E

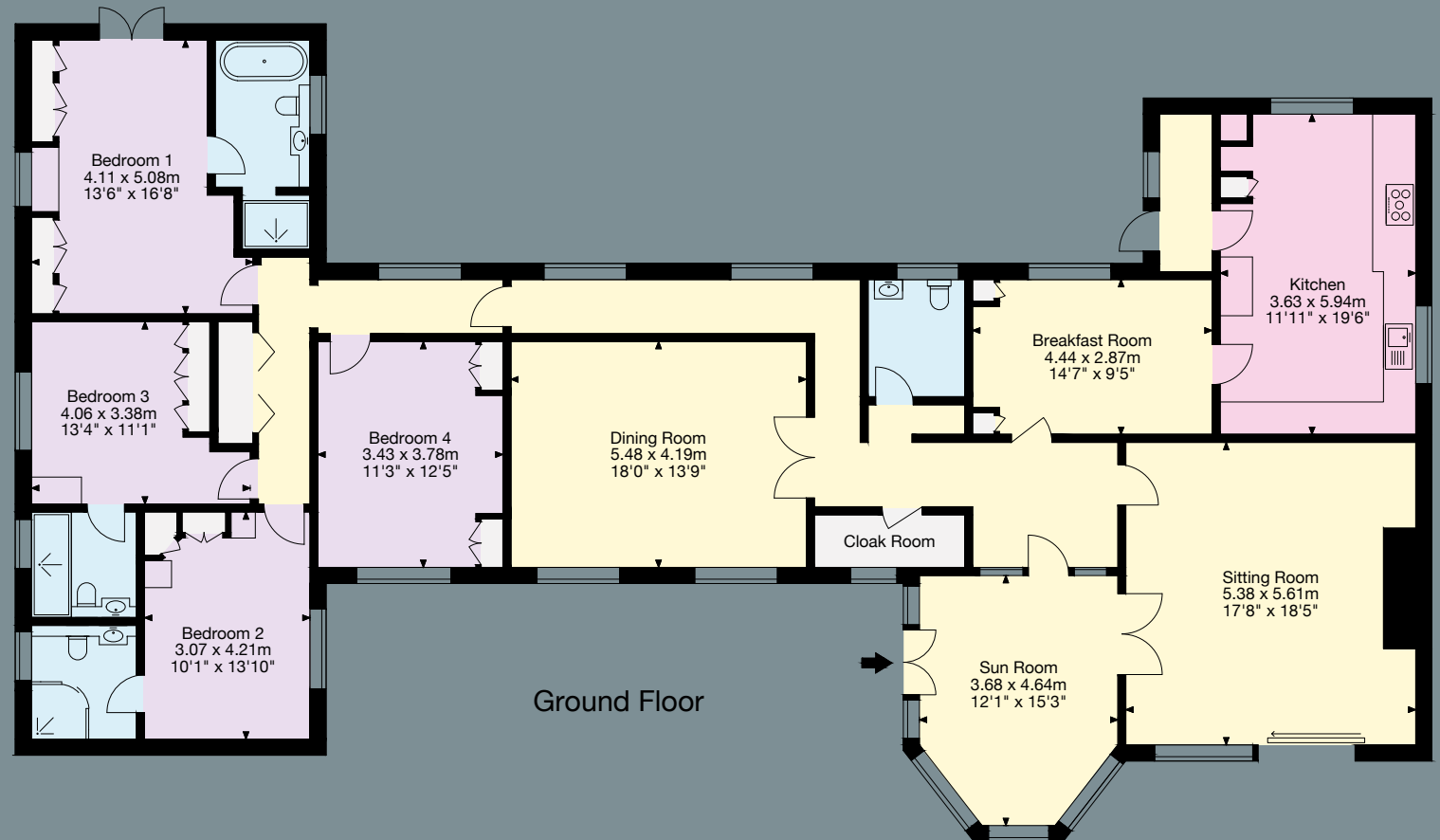
Guide Price: £1,095,000

Postcode: BS21 6XQ

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
222 sq.m / 2,393 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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