

# Osweldo


Coast Road, Berrow, Somerset







An excellent family house with turning circle approach, paddock and swimming pool, with direct access to the beach.

Bristol City Centre 35 miles. Burnham on Sea 4.5 miles. M5 (J23) 5 miles. Weston super Mare 10 miles. Bristol Airport 20 miles. Cheddar 13 miles. Bath 37 miles. Wells 20 miles. Highbridge Rail Station 5 miles (Distances and times approximate).

  
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Summary of accommodation

Main House

**Ground Floor:** Reception hall | Sitting room | Family room | Study | Sun room | Dining room | Breakfast kitchen  
Utility room | Shower room | Cloakroom | Conservatory

**First Floor:** Principal bedroom with en suite dressing room and bath/shower room | Bedroom with bath/  
shower room | 3 further bedrooms| Family bath/shower room

**Second Floor:** Bedroom 6 | Shower room

Garden and Grounds

Turning circle approach | Detached double garage | Generous Park | Indoor heated swimming/exercise pool  
Garden | Paddock

In all about 2.24 acres



Situation

(Distances and times are approximate)

Osweldo is situated along the coast road and has direct access over the dunes to the beach from its paddock. From the house and grounds, there are extensive views across the channel and Flat Holm to the Welsh Coast.



Berrow is a thriving village and includes a village hall, post office/ newsagent/general store, hairdressers, takeaway, farm shop and leisure facilities. Burnham on Sea, a coastal town, has a comprehensive range of facilities including a theatre, cinema and dental and health practices, a large variety of shops, supermarkets, restaurants and cafes.

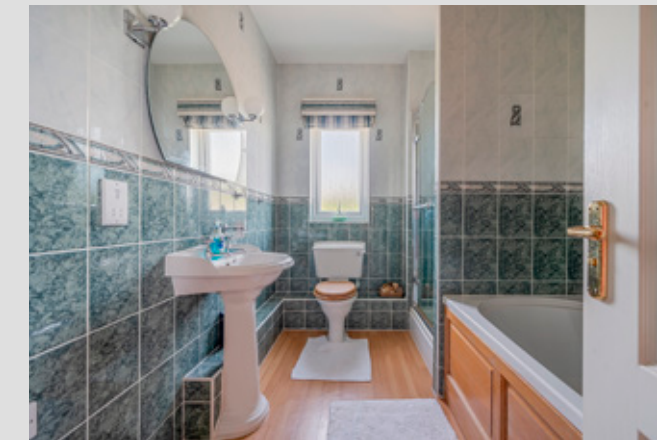


Berrow has a primary school. Private schools are available at Queen's College, Taunton, Millfield at Street, Wells Cathedral, and Sidcot Quaker school at Sidcot. Further secondary schooling is available at King Alfred Academy at Highbridge, Bridgwater Academy, and Kings of Wessex Academy at Cheddar.



There is walking and riding over the Mendip Hills. Fishing on Chew Valley and Blagdon lakes and Golf at Burnham & Berrow Championship Golf Club, Brean Golf Club, and Mendip Spring & Country Club at Congresbury





## The Property

Osweldo was built in the 1990's for the present owners. It was architect designed and supervised, and emphasis was given to the size and connectivity of the rooms. The interior has been well maintained and updated over the years. The large and striking reception hall has a sweeping staircase that rises to a gallery landing on the first floor. The dining room, breakfast room, and breakfast kitchen, which is extremely well fitted with units and integrated appliances, utility and shower room are all arranged in the north wing, whilst the sitting room, family room, study, sun room and cloakroom are arranged in the south wing.

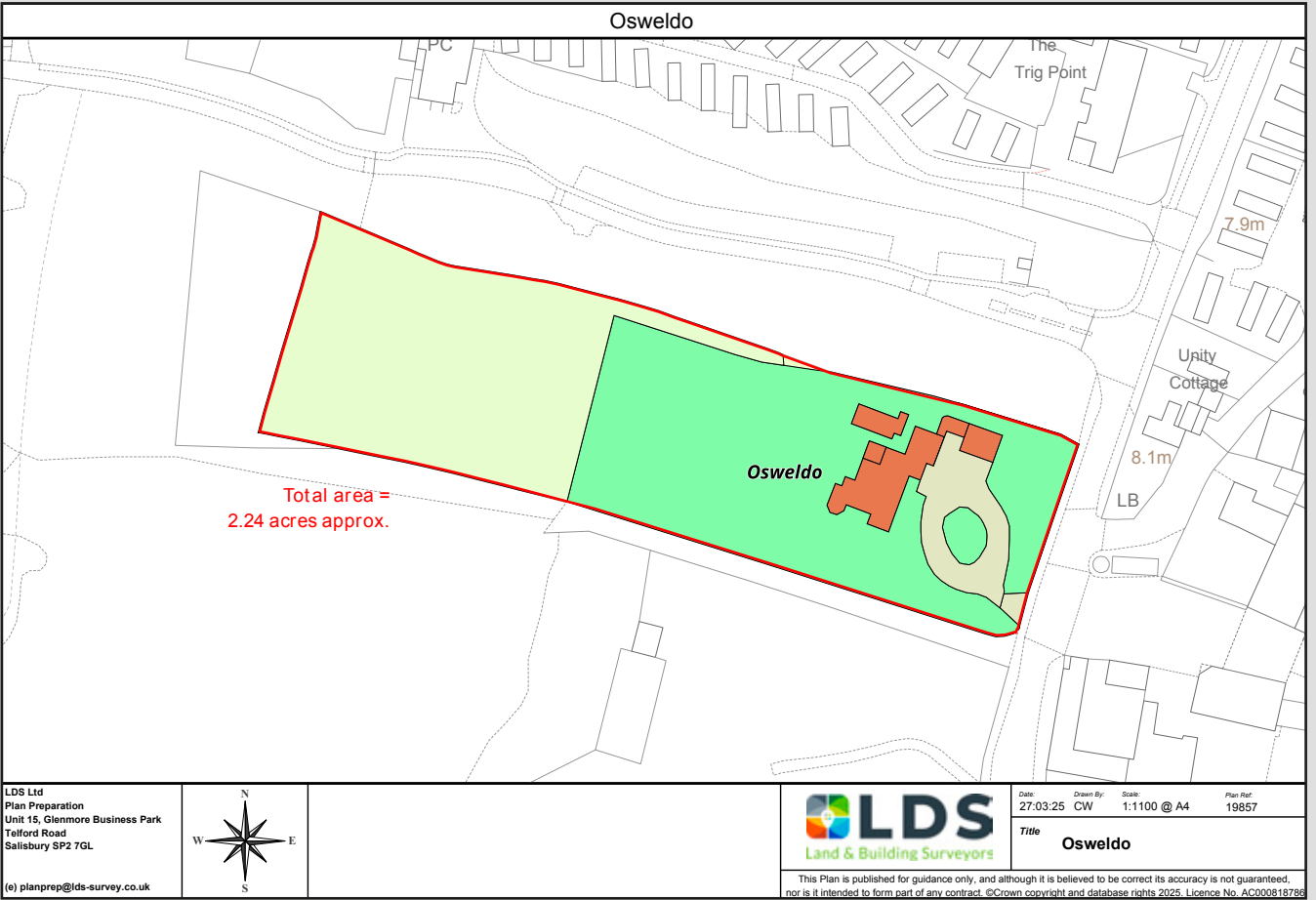
On the first floor, the principal suite has a balcony, with superb views of the gardens. There are four further bedrooms, an en suite bath/shower room and family bath/shower room. The second floor has a sixth bedroom with an en suite shower room and wide open views over the Channel.

## Outside

Osweldo is approached through a double gated entrance giving access to a turning circle in front of the house and in front of the detached double garage with EV charging point. There is parking for a number of cars. There is level lawn interspersed with trees, borders and a raised rose bed.

At the rear, there is level lawn and a paved area ideal for entertaining, both overlooked by the conservatory and the indoor heated swimming/exercise pool. Central steps lead up to a further lawn with shrubs and trees. A metal farm gate gives access to the adjoining paddock with pedestrian access to the beach.





## Planning

Planning permission was granted by Somerset Council dated 23/05/2023 reference number 05/23/00005 to construct two stables.

## Property Information

**Tenure:** Freehold

**Services:** Main water, electricity and drainage. LPG central heating. Underfloor heating to the ground floor including conservatory.

**Local Authority:** Somerset Council

**Council Tax:** Band G

**EPC:** E

**Guide Price:** £1,100,000

**Directions:** When in Coast Road, the entrance to Osweldo is seen on the left-hand side, opposite Unity Holiday Resort.

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



Approximate Gross Internal Floor Area  
Main House (excl. Void): 461 sq m / 4,963 sq ft  
Garage: 48 sq m / 517 sq ft  
Outbuilding: 50 sq m / 536 sq ft  
Total Area: 559 sq m / 6,016 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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**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 March 2025.

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