



**SHIPLATE ROAD, BLEADON, NORTH SOMERSET. BS24 0NG**



**£630,000 FREEHOLD**

# Passionate about Property

St. George Cottage - a magnificent four bedroom detached home with double garage and generous gardens, situated on the slopes of Bleadon hillside, offering breathtaking views of the surrounding area.

Council Tax Band: E

## Location

Located on the sought after slopes of Bleadon Hill with stunning views towards the Quantock Hills. Weston-super-Mare is approximately 2 miles away which provides a comprehensive range of shopping, leisure and schooling facilities for all ages. Weston General Hospital is approximately 1 mile away and the area is served by a local bus service providing access to the surrounding district. For the commuter there are mainline railway connections at Worle Parkway & Weston-super-Mare and access to the M5 Motorway network is available at junction 21 ( St Georges ) and 22 ( Edithmead )

## Entrance Hall

Glazed door with a gorgeous far reaching view that is to be enjoyed from all windows to the front of the property. Solid Oak flooring with under-floor heating runs throughout the downstairs accommodation. Built in shoe cupboard. Spotlights. Carpeted stairs to first floor. Doors to:

## Downstairs W.C

Window to front. WC. Contemporary wash basin.

## Living Room (20' 10" x 12' 06" ) or (6.35m x 3.81m)

Beautifully presented living space with dual aspect windows and plantation shutters. Spotlights.

## Open Plan Kitchen / Family Room (31' 06" x 14' 03" ) or (9.60m x 4.34m)

A tremendous contemporary space, that provides spacious areas for the family to enjoy and is perfect for parties! The living area has a vaulted ceiling with Velux skylights and a range of windows and French doors to the garden. There is a dining area to the front with glazed windows and a door onto the front balcony, providing views over the area. The Kitchen is the centrepiece, occupying the middle of the room, with a large centre island, granite work surfaces and a range of built in appliances that includes a fridge, freezer, dishwasher, oven, microwave and a four ring induction hob.

## Hallway

With built in cupboard, access to:

## Utility Room (6' 00" x 5' 03" ) or (1.83m x 1.60m)

Window to rear. Fitted units and sink. Space for appliances. Wall mounted gas boiler.

## Bedroom 4 / Study (10' 10" x 7' 08" ) or (3.30m x 2.34m)

A versatile room that provides scope to convert to a studio annexe (if incorporating the hall and utility) Window to rear.





### **First Floor Landing**

Carpeted flooring. Loft access. Spotlights. Airing cupboard. Doors to:

### **Bedroom 1 (15' 0" x 12' 09") or (4.57m x 3.89m)**

A gorgeous main bedroom with part-vaulted ceilings, spotlights, a built-in wardrobe, laminate flooring and a tremendous far reaching view to wake up to through the window! Door to:

### **En Suite**

Window to rear. WC. Pedestal wash basin. Double shower cubicle. Radiator. Spotlights. Tiled flooring.

### **Bedroom 2 (11' 0" x 10' 04") or (3.35m x 3.15m)**

Window to front. Laminate flooring. Over-stairs storage cupboard. Spotlights.

### **Bedroom 3 (10' 04" x 8' 01") or (3.15m x 2.46m)**

Window to rear providing a lovely view over the garden. Radiator. Laminate flooring. Built-in wardrobe.

### **Family Bathroom (8' 09" x 6' 00" ) or (2.67m x 1.83m)**

Window to rear. Three-piece suite comprising of a P-Shaped bath with shower over, WC, wash basin, radiator, spotlights, large built-in medicine cupboard.

### **Double Garage**

Integral double garage beneath the property with electric door to front, power and light. Water tap.

Parking to the front for one vehicle.

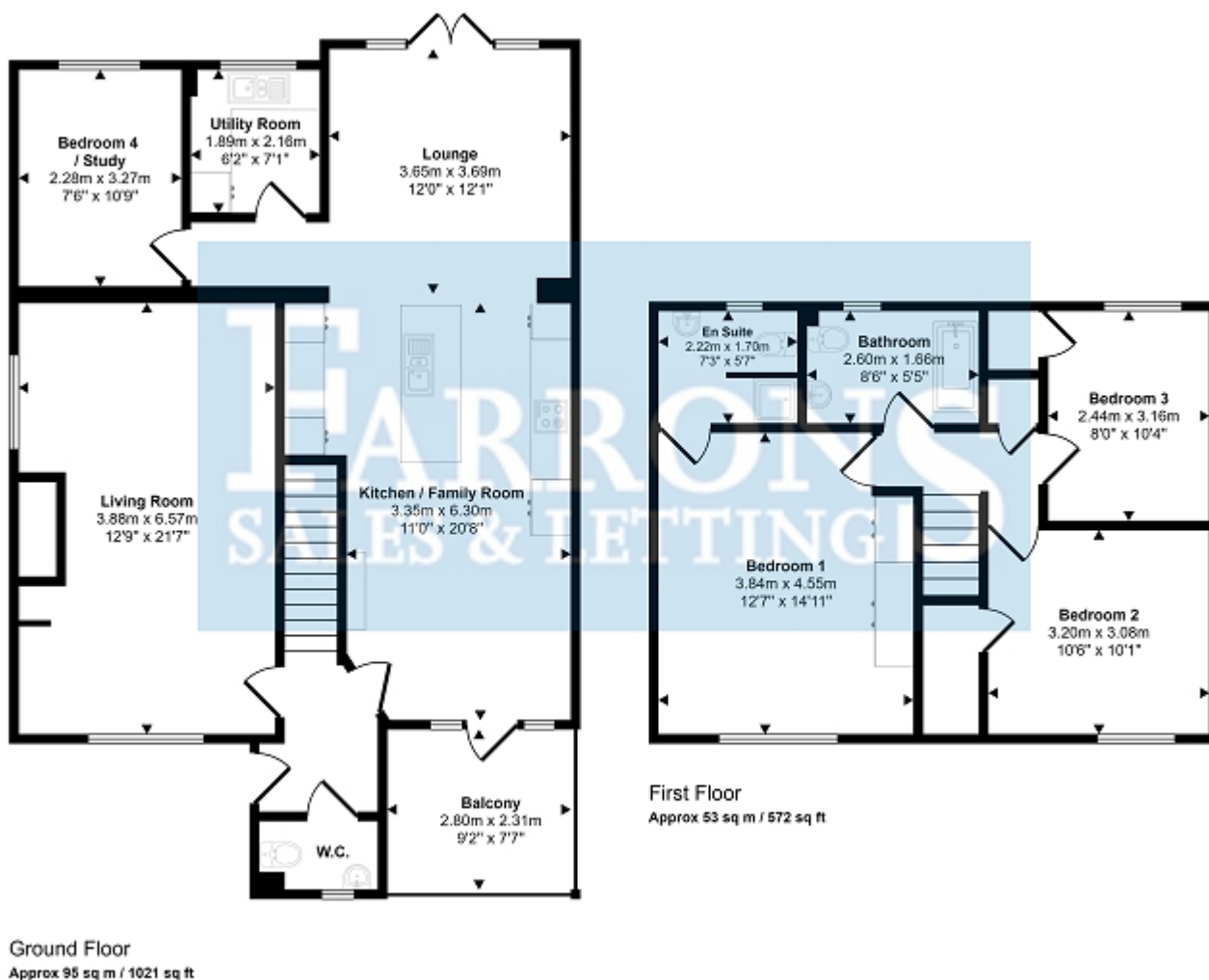
### **Rear Garden**

An exceptionally well maintained garden offering a real retreat away from the daily grind. A large, exceptionally private stone paved terrace is accessible from the rear of the property and both side access points. Steps from here lead up to the lawn and an additional raised terrace that also houses the garden shed, potting shed, wooden playhouse and raised vegetable beds. The lawn gently slopes up the hillside to a decked terrace and BBQ Hut perfect for entertaining, whilst offering a stunning view over the village and towards the Quantocks. Beyond the wooden gate and post and rail fencing is a small orchard with fruit trees that is included in the sale. Outdoor lighting.



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Approx Gross Internal Area  
148 sq m / 1593 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract