



## BREANGLLEN HILLCOTE

Weston-Super-Mare, BS24 9JU

Offers Over £699,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this incredibly renovated and extended residence located in the picturesque and private Hillcote area, within popular Bleadon. This property boasts stunning views that will take your breath away with the beauty of the surrounding landscape and the most incredible far-reaching views Bleadon has to offer. Offering an abundance of versatile space throughout, making this an ideal multi-generational property or the possibility to create an Airbnb venture with some minor alterations.

Perfect for entertaining or simply relaxing with your loved ones, this unique home boasts a beautiful kitchen/dining room with bi-folding doors which frame the far-reaching views and create a fantastic indoor/outdoor space with the large terrace. From the kitchen is a large utility with double doors opening to a multi-functional room which could be utilised as a gym or home office. The remainder of the ground floor boasts a peaceful lounge with log burner, three bedrooms with four-piece en-suite and separate shower room.

Upstairs boasts an impressive master suite with large walk-in wardrobe and en-suite, in addition a large additional sitting room or bedroom (with the potential to be split into two bedrooms if required).

Outside the property enjoys a lovely mature rear garden which creates a tranquil atmosphere in which to admire the panoramic views from the large terrace with storage below. There is a driveway to the side of the property and an area opposite the front, all of which provide off street parking for several vehicles.

Don't miss out on the opportunity to make this delightful property your new home sweet home.

## Situation

0.68 miles - Weston General Hospital  
 0.69 miles - Bleadon Hill Golf Course  
 1.50 miles - Weston-super-Mare Sea Front  
 Distances are approximate & sourced from Google Maps



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	

## Local Authority

North Somerset Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating:

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## Hallway

Composite front door with two obscure double glazed windows to both sides, stairs rising to the first floor landing, tall radiator, consumer unit, LVT flooring and doors to;

## Kitchen/Dining Room

18'2" x 14'1" (5.54m x 4.29m)

uPVC double glazed window to side, the beautiful kitchen comprises a range of high gloss matching eye and base level units with solid acrylic worktop, under-mount stainless steel sink with adjacent drainer and mixer tap over, corner pantry cupboard, induction hob, built-in electric fan assisted oven, microwave and dishwasher, LVT flooring, ample space for dining table and chairs, tall radiator, downlights, door to the utility and bi-folding doors opening to;

## Entertaining Terrace

18'2" x 16'8" (5.54m x 5.08m)

Accessible via the bi-folding doors and steps to the front door, the entertaining terrace is a fantastic space to host family barbecues with its south facing aspect and enjoy the views over Brent Knoll, Uphill, Steep Holm, Bridgewater Bay, The Quantocks and Exmoor beyond. There is also a generous amount of storage underneath.

## Utility Room

16'10" x 13'9" max (5.13m x 4.19m max)

Double glazed window to rear, worktop spaces with inset circular sink, space and plumbing for washing machine and tumble dryer, built-in wardrobes, radiator, downlights, LVT flooring and double doors opening to;

## Multi-Functional Room

14'8" x 9'2" (4.47m x 2.79m)

Dual aspect uPVC double glazed windows to front and side, built-in cupboard housing the gas central heating combination boiler, radiator, downlights, LVT flooring and double glazed door to the garden. A versatile

room which could be utilised as an office space, gym or additional reception room.

## Lounge

16'2" x 12'4" (4.93m x 3.76m)

uPVC double glazed window to side, feature log burner, television point, tall radiator, downlights, laminate flooring and uPVC double glazed doors to the rear garden.

## Bedroom Two

16'2" x 12'3" (4.93m x 3.73m)

uPVC double glazed window to rear, radiator, downlights, laminate flooring and door to;

## En-suite

9'0" x 9'2" (2.74m x 2.79m)

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin set into drawer vanity unit with mixer tap over, paneled bath with mixer tap over, walk-in shower cubicle with mains rainfall shower over and separate handheld shower head attachment, touch light mirror, porcelain tiled flooring, radiator and downlights.

## Bedroom Four

12'9" x 10'0" (3.89m x 3.05m)

uPVC double glazed window to front with far-reaching views, built-in wardrobes, radiator, downlights and LVT flooring.

## Bedroom Five

16'8" x 9'0" (5.08m x 2.74m)

uPVC double glazed window to front with far-reaching views, radiator, downlights and LVT flooring.

## First Floor Landing

Two uPVC double glazed windows to front, radiator and doors to;

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## Bedroom One

18'4" x 13'9" (5.59m x 4.19m)  
Dual aspect with uPVC double glazed window to front with far-reaching views and 'Velux' window to rear, two radiators, laminate flooring and doors to;

## Walk-in Wardrobe

16'1" x 5'6" (4.90m x 1.68m)  
Radiator and LVT flooring.

## En-suite

9'4" x 7'4" (2.84m x 2.24m)  
Double glazed 'Velux' window to rear, suite comprising low level WC, basin set into vanity drawer unit and mixer tap over and large walk-in shower with mains rainfall shower over, slate tiled walls and flooring, towel radiator, downlights and extractor.

## Bedroom Three/Reception Room

18'4" x 15'11" (5.59m x 4.85m)  
Dual aspect with uPVC double glazed window to front with far-reaching views and 'Velux' window to rear, radiator and laminate flooring. A versatile room which is currently used as a reception room and also has the potential to be divided into two bedrooms if desired by a new owner.

## Rear Garden

A lovely private space which is mostly laid to decorative stones, an attractive stone wall creates a country style garden and an array of mature trees, shrubs and plants, a gravel laid path leads up to the elevated area at the rear of the garden. Access to the front of the property on both sides.

## Front Garden

Attractive low level stone wall, the front garden is mostly laid to lawn with a feature pond and an array of lovely plants, access under the terrace which holds a great deal of storage, tiered lawn areas and planters to the left hand side and tiled steps up to the front door and entertaining terrace.

## Parking

There is a driveway to the right hand side of the property and an area opposite the property, all of which allow off street parking for several vehicles.

## Material Information

We have been advised the following:

Gas- Mains

Electricity- Mains

Area Charge- We have been advised there is an annual charge of £100 for the upkeep of the private roads within Hillcote.

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

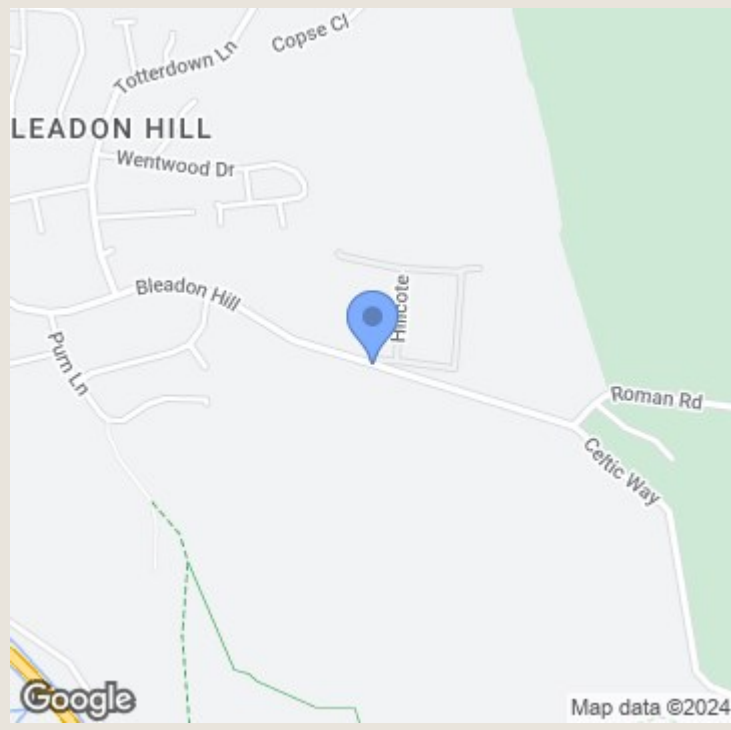
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

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**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

