



8 THE GLEN

Weston-Super-Mare, BS22 9RN

Offers Over £699,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMPRESSIVE FAMILY HOME WITH STUNNING VIEWS * Welcome to this impressive and deceptive family home, located in the sought-after road of The Glen on Milton hillside. This stunning detached home exudes character and charm while boasting modern living. With a wealth of versatile living space which measures over 2700 square feet which includes five reception rooms, re-fitted kitchen/breakfast room with bi-folding doors – creating a fantastic indoor/outdoor space. All perfect for entertaining guests or simply relaxing with the family.

With six generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The two en-suites and beautifully re-fitted four-piece family bathroom ensure that there will be no queues during the morning rush.

Externally the garden is truly a destination of its own. Lovingly crafted by the same family for over 30 years to create fantastic multi-level entertaining areas – all of which boast the most wonderful of views across Worle towards the Mendip Hills. Towards the top of the garden are two outbuildings, one of which makes for a perfect office, gym or hobby space - with the other currently set up as a traditional pub with a log burner and newly laid porcelain tiled entertaining area outside which is the most wonderful area to entertain and enjoy the views. To the front of the property is the driveway with access to the double garage/storage room.

We highly recommend a viewing to really appreciate what this truly one of a kind home has to offer.

Situation

- 0.08 miles - Bus Stop
 - 0.42 miles - Worlebury Woods
 - 0.86 miles - Milton Train Station
 - 0.74 miles - Sand Bay, Kewstoke
 - 2.41 miles - Junction 21 of the M5
 - 0.16 miles - Worlebury Golf Course
- 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: D
 Tenure: Freehold
 EPC Rating:

PROPERTY DESCRIPTION

Entrance Vestibule

Covered porch with front door opening into the entrance vestibule, tiled flooring and double doors opening to;

Hallway

A sizeable space with feature oak stairs rising to the first floor landing and under-stair storage cupboard, two cast iron radiators, hardwood flooring, courtesy door to the integral double garage and doors to;

Kitchen/Breakfast Room

22'6" x 14'10" (6.86m x 4.52m)

Dual aspect uPVC double glazed windows to front and side aspects with fitted shutter blinds, stunning re-fitted kitchen boasting an array of fitted eye and base level units with solid marble worktops over and tiled surround, undermount 'Belfast' sink with brass mixer taps over, freestanding electric range cooker (separate negotiations) with a splashback matching the worktops and wooden mantle shelf over, integrated dishwasher, central island with breakfast bar, modern fitted dresser, space and plumbing for a washing machine and tumble dryer, large freestanding Smeg fridge/freezer (available through separate negotiations), two cast iron radiators, hardwood herringbone flooring, bi-folding doors opening to the courtyard area creating a fantastic indoor/outdoor space and archway to;

Dining Room

10'10" x 10'9" (3.30m x 3.28m)

uPVC double glazed window to rear aspect with fitted shutters, hard wood flooring, fitted dresser, coving and door to the hallway.

Sitting Room

10'11" x 10'10" (3.33m x 3.30m)

uPVC double glazed bay window to front aspect with fitted shutters, feature fireplace which is framed by two built-in bookshelves, hardwood flooring and coving.

Family Room

10'11" x 10'6" (3.33m x 3.20m)

uPVC double glazed window to front aspect with fitted shutters, built-in media unit with shelving and storage, cast iron radiator and coving.

Lounge

19'9" x 14'11" max (6.02m x 4.55m max)

Dual aspect uPVC double glazed sash windows to front and side aspect, built-in window seat with storage, feature multi-fuel burner (available through separate negotiations) with marble surround and mantel, television point, hardwood flooring, two cast iron radiators, television point and door to;

Sun Room

16'0" x 10'5" (4.88m x 3.18m)

Double glazed windows to side aspect which frame the far reaching view over Worle and towards the Mendip Hills, inset log burner with tiled and brick surround, herringbone flooring and double doors opening to the garden.

Landing

Obscure skylight allowing natural light to flow into the hallway, generous storage cupboard housing the updated gas central heating combination boiler and doors to;

Master Bedroom

17'10" x 14'11" (5.44m x 4.55m)

Dual aspect with uPVC double glazed sash window to side with views over Worle, Milton and the Mendip Hills, sliding patio doors opening to the balcony overlooking the garden, feature open fireplace with wooden surround and mantel, one wall enjoys a generous amount of built-in wardrobes and drawers, two cast iron radiators, hardwood flooring, coving and door to;

En-suite

10'9" x 8'7" max (3.28m x 2.62m max)

Obscure uPVC double glazed window to rear, four-piece fitted white suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over, panelled bath with taps over and corner shower cubicle with mains rainfall showerhead and separate handheld shower attachment over, tiled flooring and partially tiled walls, radiator and extractor.

Bedroom Two

11'7" x 11'4" (3.53m x 3.45m)

uPVC double glazed window to front aspect with fitted shutters and views of the wooded hillside, eaves storage cupboard, walk-in wardrobe, cast iron radiator, hardwood flooring and door to;

En-suite for Bedroom Two

8'2" x 4'3" (2.49m x 1.30m)

Obscure uPVC double glazed window to side aspect, white suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, corner shower cubicle with electric shower over, partially tiled walls, hardwood flooring, radiator and extractor.

Bedroom Three

16'0" x 11'4" max (4.88m x 3.45m max)

uPVC double glazed window to front aspect with fitted shutters and views of the wooded hillside, built-in wardrobe, eaves storage cupboard, cast iron radiator and hardwood flooring.

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Bedroom Four

11'4" x 13'3" (3.45m x 4.04m)

uPVC double glazed window to front aspect with fitted shutters and views of the wooded hillside, built-in wardrobe, cast iron radiator and hardwood flooring.

Bedroom Five

10'10" x 8'7" (3.30m x 2.62m)

uPVC double glazed window to rear aspect with fitted shutters, built-in wardrobe, radiator and hardwood flooring.

Bedroom Six

12'6" x 6'7" (3.81m x 2.01m)

uPVC double glazed window to side aspect, built-in wardrobe, recessed book shelf, radiator and hardwood flooring.

Updated Family Bathroom

10'6" x 5'8" (3.20m x 1.73m)

Obscure uPVC double glazed window to rear, re-fitted suite comprising low level WC, hand wash basin set into storage vanity unit with brass mixer tap over, oval bath with brass mixer taps over and tiled surround, large walk-in shower with mains rainfall brass shower over and tiled surround, tiled flooring and extractor.

Rear Garden

Stepping from the bi-folding doors of the kitchen/breakfast room onto a private and paved entertaining area, a covered area with access gates giving access to the driveway and outside WC with Belfast hand basin, outside tap, storage cupboard and raised planter with an array of lovely plants and shrubs. A brick archway leads through to an additional paved walkway with steps leading up into the garden and an entertaining area which is the first of many areas that enjoy the wonderful view and double doors into the sun room.

Some steps head up to an area laid to decorative stones with shrubs and trees surrounding, steps then lead up to an area laid to artificial grass which is ideal for children to play. A few more steps then lead to a paved area with access to the remainder of the rear garden, an outbuilding has been equipped with bi-folding doors which is currently utilised as an office with incredible far-reaching views, herringbone flooring, power and lighting - it could be used as a home gym or hobby room, attached to this outbuilding is a practical WC with an outdoor Belfast sink.

Heading under some beautiful flowered trees to a newly laid porcelain tiled entertaining area which is the pièce de résistance of this property and the perfect place to truly show off and entertain with family and friends, raised wooden sleeper planters and sheltered barbeque area, doors opening into the second outbuilding which transports you into a traditional English pub with feature wood burner, wooden beams, fitted seating, basin and shelving for your favourite

tipple. On a slight lower level from the patio area is an area laid to lawn with a wooden shed and electric winch making any garden alterations a breeze.

The top of the garden enjoys further mature trees, plants and shrubs.

Double Garage

Large up and over front door, double glazed window to side, mezzanine floor which has been installed to create additional storage, lower height level also ideal for storage, the garage would be an ideal space for classic cars, boats or additional storage, steps lead up to the courtesy door giving access to the hallway.

Driveway

Due to the property being on the hillside, parts of the driveway can be steep but it does allow off street parking for multiple vehicles with steps to the front door and courtesy pedestrian gate to the courtyard and garden.

Material Information

We have been advised the following:

Gas- Mains

Electricity- Mains

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.

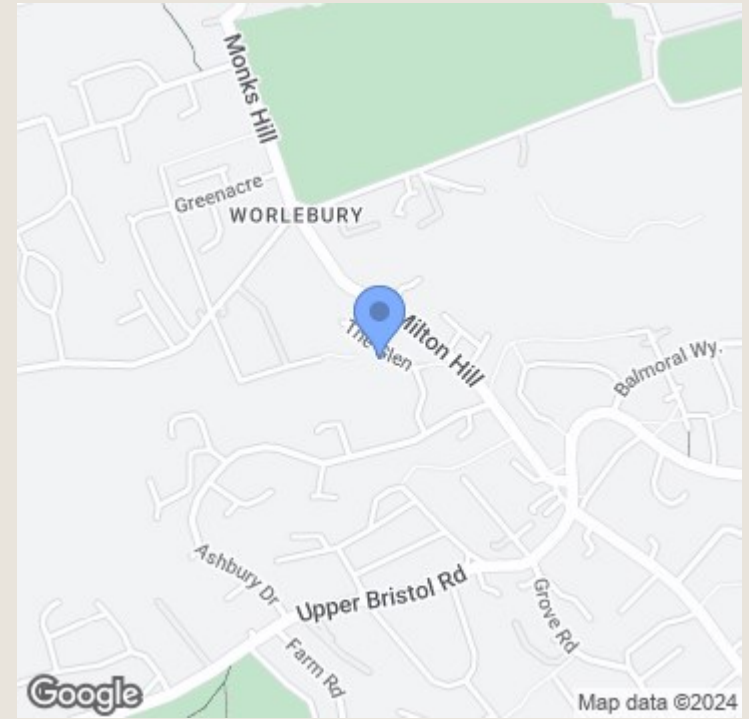
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.









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

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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)

