



Hillcrest 143 Wellsway, Keynsham, BS31 1JA
Asking Price £950,000

A rare opportunity to acquire this impressive EDWARDIAN FIVE BEDROOM detached property with separate annex (suitable for multi generation living, air b&b or separate rental). Situated on the Wellsway in Keynsham this lovely property enjoys an elevated position with enviable views across open countryside and the valley. This substantial family home has retained many of its period features throughout and is presented to an extremely high standard. The property sits in grounds of approx 1/3 of an acre and benefits from ample off street parking, mature front and rear gardens along with a detached double garage, workshop and numerous outbuildings. An internal inspection is highly recommended to fully appreciate this fantastic property.

"We have over 45 years of happy memories in this house and garden as do our 4 children and 6 grandchildren and it is with a heavy heart, we offer it for sale. It's far too big for two people, it needs another family to fill the many rooms with noise and laughter and make their own memories. We hope whoever buys it has as many wonderful years living here as we have had."

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door (at the side of the property) into

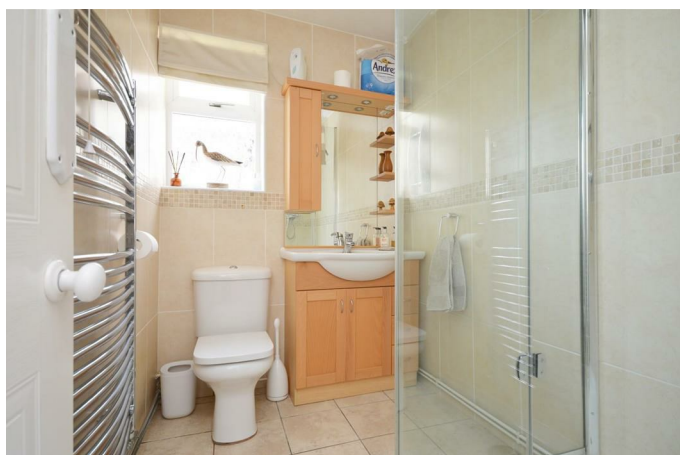
Hallway



Leaded uPVC double glazed window to side aspect, wooden flooring, double radiator, coving, doors to

Downstairs Shower Room/W/C

6'10" x 5'6" (2.1 x 1.69)



uPVC obscured double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with chrome mixer tap over and vanity mirror and storage cupboards beneath, tiled flooring, chrome heated towel rail, fully tiled corner shower cubicle with glazed hinged door and mains shower over, fully tiled, tiled flooring.

Inner Hallway

Stairs rising to first floor landing, single radiator, dado rail, doors to

Dining Room

18'11" x 14'11" (5.78 x 4.56)



uPVC double glazed feature bay window to front aspect, double radiator, wooden flooring, single radiator, coving, central ceiling rose, storage cupboard with shelving, open fire with stone surround, hearth and mantel over, wall lights.

Sitting Room

16'0" x 15'1" (4.89 x 4.6)



uPVC double glazed window to front aspect, led uPVC double glazed window to side aspect, double radiator, single radiator, wooden flooring, central ceiling rose, wall lights, coving, living flame gas fire with decorative floral tiled slips, marble hearth with wooden surround and mantel over.

Kitchen/Breakfast Room

18'4" x 12'10" (5.59 x 3.92)



uPVC double glazed windows to rear aspect, uPVC double glazed pedestrian door to patio and rear garden, a range of modern wall and floor units with quartz work surfaces over, 1 1/4 bowl ceramic sink drainer unit with chrome mixer taps over, marble upstands and window sills, central island with further storage drawers and quartz work surface over, 5 ring Neff gas hob with glazed splashback and extractor hood over, Neff oven and grill, full sized integrated Miele dishwasher, space for freestanding fridge freezer, double radiator, inset spots, wooden flooring, further door to

Utility Room

12'6" x 8'8" (3.83 x 2.66)

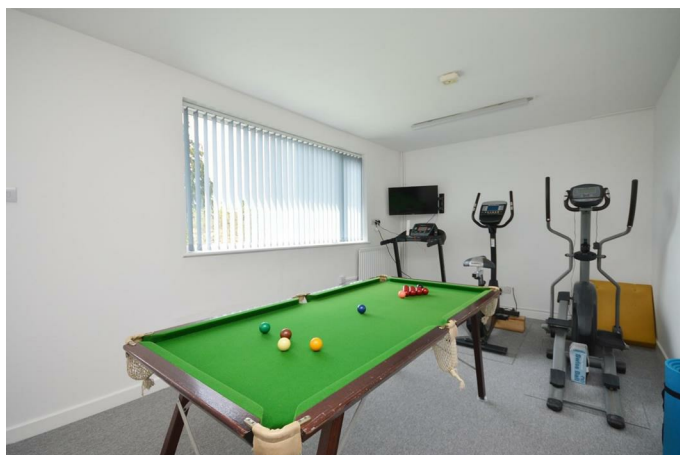
uPVC double glazed window to rear aspect, further storage cupboards with quartz worksurfaces over, ceramic Belfast style sink with chrome mixer tap over, space for white goods including washing machine and tumble drier, floor standing Worcester gas boiler, double radiator, walk in pantry cupboard with wooden shelving, tile effect flooring, single radiator, light and extractor, further pantry cupboard with shelving, door to

Side Extension

Opening to gym and doors to w/c, studio and music room. This area was formally run as a successful business, it comes with its own entrance door.

Gym

14'11" x 9'11" (4.57 x 3.04)



uPVC double glazed window to front aspect, pedestrian door to front aspect, 2 single radiators.

Music Room

11'3" x 7'10" (3.45 x 2.4)



uPVC double glazed window to side aspect, single radiator, wall mounted Potterton gas boiler.

Studio

11'3" x 9'4" (3.45 x 2.86)



uPVC double glazed window to rear aspect, double radiator, coving, a range of storage cupboards and drawers with ceramic sinks with mixer taps over.

W/C



Obscured uPVC double glazed window to rear aspect, suite comprising w/c, wash hand basin with mixer tap over and storage beneath, single radiator.

First Floor Split Level Landing



Velux window, dado rail, doors to

Master Bedroom

16'1" x 11'9" (4.91 x 3.59)



uPVC double glazed window to rear aspect enjoying pleasant views over the rear garden, double radiator, eaves storage cupboards, sliding wardrobes with hanging rail, central ceiling light and fan, inset spots, door to

En Suite Shower Room



Suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, fully tiled corner shower cubicle with glazed sliding doors and mains rainfall shower with separate shower attachment over, fully tiled, wood effect tiled flooring, small single radiator, shaver point, light and extractor.

Bedroom Two

17'0" x 10'6" (5.19 x 3.21)



uPVC double glazed window to front aspect enjoying superb far reaching views, double radiator, coving, central ceiling light and fan, a range of sliding wardrobes with hanging rail and shelving.

Bedroom Three

15'11" x 11'9" (4.87 x 3.6)



uPVC double glazed window to front aspect enjoying superb far reaching views, low level double radiator, coving, central ceiling light and fan.

Bedroom Four

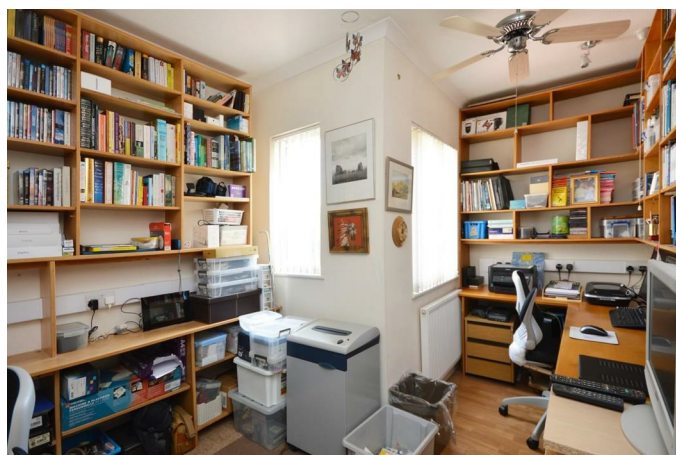
12'0" x 11'11" (3.67 x 3.65)



uPVC double glazed window to rear aspect, single radiator, coving, central ceiling light and fan.

Bedroom Five/Office

14'0" x 9'8" (4.29 x 2.97)



uPVC double glazed windows to side and rear aspect, access to loft space, coving, single radiator.

Family Bathroom

12'2" x 8'11" (3.71 x 2.74)



Obscured uPVC double glazed window to rear aspect, contemporary suite comprising concealed cistern w/c, wash hand basin with chrome mixer taps over and storage beneath, fully tiled shower cubicle with hinged glazed door and rainfall shower with separate shower attachment over, fully tiled, wood effect tiled flooring, electric underfloor heating, period style radiator, jacuzzi bath, storage cupboard housing hot water tank with wooden shelving for linen.

Outside



The front of the property is accessed via electric wrought iron gates onto the driveway providing ample off street parking and access to the double garage along with caravan hard standing with electric point. The remainder is laid to areas of lawn with clipped mature shrubs with raised borders with lighting. There is a nice selection of mature trees and shrubs. The front of the property is enclosed by clipped hedging and a rendered wall with coping stone. The mature garden at the rear has a lovely patio area immediately adjacent to the property ideal for al fresco dining, steps lead up to the remainder of the garden which is laid mainly to lawn with a further patio area providing additional space for garden furniture, there is a rockery and borders containing alpine plants and ground cover. A greenhouse is also included the sale along with a number of outbuildings (two workshops with power and light connected) and a wooden shed. The rear garden is mostly enclosed by wooden featheredge fencing and clipped hedging.

Detached Double Garage

22'9" x 20'1" (6.94 x 6.13)



Two electric roller shutter doors, power and light is connected,

Directions

Sat Nav BS31 1JA

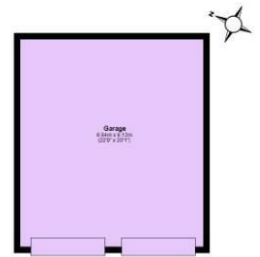
AGENTS NOTE

The property has an extension to the side of the property which was added in the mid 1980's which comes with business use (formally a dentist). The extension is currently used as a gym/music room and studio.

Floor Plan



Ground Floor
Approx. 285.5 sq. metres (3276 sq. ft.)



First Floor
Approx. 107 sq. metres (1158 sq. ft.)



Total area approx. 393.8 sq. metres (4235 sq. ft.)
143 WellsWay, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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