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Estate Agents

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# Harris & Lee

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*Worlebury*

*Offers Over £550,000*

- \* *3/4 Bed Detached Residence*
- \* *Velux Balcony System*
- \* *Idyllic Hillside Setting*
- \* *Garage & Driveway*
- \* *Beautiful Landscaped Gardens*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## Description

As soon as you see the tucked away position, setting and fabulous gardens you will understand why the current owners have resided here for over 40 years, making this an extremely rare opportunity to acquire. A lifestyle choice sure to tug at the heart strings, with flexible accommodation arranged over 2 floors, perhaps best configured as a 3 bedroom, 3 reception home, complemented with a 20' kitchen/breakfast room, double glazed conservatory, plus an extended lounge measuring 19'1" x 17'10" approximately. The main bedroom on the first floor features a 'Velux' window with balcony system offering the opportunity to enjoy simply wonderful views of the surrounding area. There are bathroom facilities on both floors, plus '2' separate toilets too! A shared lane from the side of Worlebury Golf Course leads down to this superb setting, to a detached garage and driveway parking which could be enlarged to accommodate more vehicles if required, due to the size of neighbouring gardens. The surrounding gardens are simply a pleasure to wander round and relax in, ideal for family visits and the sun can be taken advantage of in the majority of the grounds. This really 'feels' like you are tucked away in the countryside and indeed Worlebury woods are in close proximity, and yet a wide range of amenities are on offer of course in Worle and Milton, as well as Weston Town & Sea Front. Needless to say viewing comes highly recommended!

## Accommodation

### Entrance

UPVC double glazed front entrance porch to further door opening to

### Entrance Hallway

A lovely size hallway measuring circa 5'10" in width, with staircase rising to the first floor. Under stairs cupboard. Radiator, wall light points.

### Downstairs Cloakroom

Low level WC plus bidet and wash hand basin with cupboard below. Radiator, tiled walls. Obscure double glazed window.

### Study 7' 3" x 5' 9" (2.21m x 1.75m)

Radiator, double glazed window to front aspect.

### Lounge 19' 1" x 17' 10" (5.81m x 5.43m) maximum.

Extended upon its original design, a triple aspect room with double glazed windows and patio doors affording plenty of natural light and views across the gardens to neighbouring green space. Feature stone fireplace and slab hearth. 2 radiators, wall light points. Doors through to kitchen and to

### Conservatory 10' 7" x 10' 4" (3.22m x 3.15m)

Double glazed windows on low level walling with glass roof and double doors to the gardens. Radiator.

### Kitchen/Breakfast Room 20' 0" x 9' 8" (6.09m x 2.94m)

'Shaker' style wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Integrated double oven and 4 ring gas hob with cooker hood over. Integrated dishwasher and fridge/freezer. Space for washing machine and space for table and chairs. Radiator, double glazed windows to rear aspect.



**Dining Room/Bedroom 2** 13' 10" x 10' 10" (4.21m x 3.30m) Radiator, dual aspect double glazed windows to front and side.

**Downstairs Shower Room** 7' 7" x 5' 7" (2.31m x 1.70m) Corner shower cubicle with 'Mira' shower, wash hand basin set into counter with cupboards below. Heated towel rail. Tiling to floor and walls. Radiator, double glazed windows.

#### **Separate WC**

Low level WC and wash hand basin. Obscure double glazed window.

#### **Utility Cupboard**

With louvre doors from hallway, housing the 'Worcester' gas fired boiler. Obscure double glazed window.

**Downstairs Bedroom 1** 18' 10" x 11' 0" (5.74m x 3.35m) reducing to 8'4". A dual aspect double glazed windows enjoying lovely views across the gardens and beyond. Coved ceiling, radiator, wall light points.



**First Floor Landing** 11' 5" x 10' 0" (3.48m x 3.05m)

A lovely size landing with space for desk or sitting. Access to eaves storage. Double glazed window enjoying views to rear.



**Upstairs Bedroom 1** 11' 8" x 11' 0" (3.55m x 3.35m) plus eaves and loft storage facility. Sloping ceiling with inset 'Velux' windows, one of which incorporates a balcony system which opens out to enjoy those superb views.



**Upstairs Bedroom 2** 11' 8" x 7' 1" (3.55m x 2.16m) reducing to 5'6". An L-shaped room with eaves storage facility. Airing cupboard housing the hot water tank. Sloping ceiling with 'Velux' window and blind.

**Upstairs Bathroom** 7' 0" x 6' 8" (2.13m x 2.03m) Bath with shower, pedestal wash hand basin and low level WC. Partly tiled walls. Radiator. Obscure double glazed window.

#### **Outside**

The plot and gardens surrounding this property are a particular feature of this residence, formally landscaped, beautifully maintained, with an array of colour and maturity to the abundance of flowers, shrubs and trees. The gardens are principally level with changes of height joined by steps providing character and shape. A meandering stone chipping pathway links various sections and leads down to a quiet sitting area with pond and rockery. A patio on the south elevation is ideal for the family to sit and lap up the sunshine. Those with green fingers will enjoy the greenhouse and vegetable patch for growing. A detached garage has adjacent driveway/hard standing providing off road parking and this could be increased using adjoining areas of garden, if required.



The energy rating for this property is 'C'.

**Tenure**

Freehold, council tax band is 'E'.

**Other Material Information**

Gas central heating and double glazing. Mains water and drainage via septic tank. GOV.UK illustrates a very low risk of flooding from rivers and sea, and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 57-80mbps, source: Openreach.



GROUND FLOOR  
1391 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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