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# Harris & Lee

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**Wolvershill**

**Offers in Excess of £600,000**

- \* Detached Residence
- \* Impressive Plot & Gardens
- \* Semi-Rural Position
- \* 3-5 Bedrooms
- \* Jack & Jill En-suite
- \* 16'8" x 15'10" Garage



114 High Street, Worle, BS22 6HD

# Keas Holt, Wolverhill, Banwell, BS29 6LA

## Description

A lovely lifestyle opportunity to acquire a unique detached residence in a privileged position, set back from the road, featuring beautiful and extensive gardens. A 13'10" x 13'5" reception hallway, with wood burner, provides an impressive introduction to this extremely versatile former bungalow, now with a loft conversion. Up to 5 bedrooms are available, plus 4 receptions if desired, and 2 bathrooms, one on each floor. A utility room complements the kitchen/breakfast room and the two bedrooms upstairs benefit from a 'Jack & Jill' en-suite shower room. A 'Juliet' balcony features in the main bedroom, offering far reaching views and an attractive outlook across a particular asset of this residence, the extensive gardens. The rear gardens are punctuated into '3' sections, climaxing with a natural orchard at the bottom. Many will appreciate the barred gate 'kerb appeal' and access to plenty of parking and turning opportunity, plus the addition of a double garage, measuring 16'8" x 15'10". A superb all round package, in a semi-rural location and yet in close proximity to motorway and rail links, shopping facilities and many other amenities.

## Accommodation

### Entrance

Wood effect front entrance door, with adjacent windows.

### Reception Hall 13' 10" x 13' 5" (4.21m x 4.09m)

A lovely spacious initial welcome to the property, including staircase rising to the first floor with cupboard under and recess. A wood burning stove is a central feature with tiled hearth. Picture rail, smooth ceiling finish.

### Lounge 14' 0" plus bay x 13' 0" (4.26m x 3.96m)

including coal effect gas fire, with marble style hearth and inset, wooden surround and mantle over.

Smooth ceiling finish and decorative ceiling rose. Picture rail, radiator. Double glazed bay window to front aspect. Double glazed window to side.

**Sitting Room 11' 8" x 11' 0" (3.55m x 3.35m) maximum,** including wood burning stove, set on hearth with feature wooden beam above. Picture rail, smooth ceiling finish. Double glazed double doors to the rear garden.



### Study/Bedroom 8' 3" x 7' 9" (2.51m x 2.36m)

Picture rail, smooth ceiling finish. Radiator, double glazed window to rear aspect.

### Kitchen/Breakfast Room 16' 0" x 13' 0" (4.87m x 3.96m)

maximum. Fitted wall and base units, granite work surfaces and inset 'Belfast' style sink unit with mixer tap over and upstand splash backs. Space for 'Range' style cooker, dishwasher and under counter fridge. Laminate flooring, smooth ceiling finish with inset spot lights. Feature vertical radiator. Double glazed window looking across the rear garden. Stable style door to the rear garden.



**Utility Room** 10' 0" x 5' 6" (3.05m x 1.68m) 'Shaker' style wall and base units, roll edge work surfaces with inset sink unit. Space for washing machine and upright fridge/freezer. Gas fired combi boiler (under warranty). Nest control system. Laminate flooring. Double glazed window to side aspect.

**Downstairs Bedroom** 13' 1" x 10' 7" (3.98m x 3.22m) plus double glazed bay window to front aspect. Picture rail, smooth ceiling finish. Radiator.



**Downstairs Bathroom** 8' 3" x 7' 5" (2.51m x 2.26m) maximum. Comprising panelled bath plus separate shower with sliding door and mains shower. Vanity unit/wash hand basin with cupboards and drawers below, low level WC. Heated towel rail. Smooth ceiling with inset spot lights. 2 obscure double glazed windows.

#### First Floor Landing

Doors to remaining rooms, double glazed window.

**Bedroom 1** 14' 0" x 13' 0" (4.26m x 3.96m) plus 8'6" x 5'6". A lovely size bedroom incorporating a dressing area with mirrored wardrobes to one wall. Sloping ceiling with smooth ceiling finish. Radiator, double glazed window with views to front aspect. Double glazed double doors open to a 'Juliet' style balcony enjoying views across the extensive rear gardens. Door to



#### En-suite

Shower enclosure with mains shower, deluge and handheld fittings. Vanity unit with cupboards and drawers below. Low level WC. 2 obscure double glazed windows to rear. Door also to bedroom 2, making this en-suite dual purpose for both upstairs bedrooms.

**Bedroom 2** 10' 4" x 9' 8" (3.15m x 2.94m) plus recesses. Sloping ceiling with smooth ceiling finish. Radiator, double glazed window with views to rear aspect. Eaves storage.

#### Outside

A barred gate opens into an impressive frontage incorporating a driveway and turning bay, laid to stone chippings, providing plenty of off road parking opportunity. An adjacent garden is laid to shaped lawn emphasized with block edging. Access down the side of the property to a detached garage with up and over door. The garage measures 16'8" x 15'10" approximately and benefits from power and lighting, plus window and door to side. The rear gardens are particular features of this residence, initially patio and stone chippings, complemented with a pergola provides flexible seating opportunity. A good size lawn incorporates a raised fish pond and a timber outbuilding. This leads through to a second section, with larger lawn and stone chipping seating area, plus greenhouse. Another barred gate provides access to another enclosed section of garden, a much more natural orchard style area with several trees. Large storage shed present.



## Tenure

Freehold, council tax band is 'E'.

**The energy rating for this property is 'C'.**

## Other Material Information

Gas central heating and double glazing. Mains water and septic tank drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Standard broadband available with a download speed of up to 24mbps, source: Openreach.

GROUND FLOOR  
1273 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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