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Worlebury

£750,000

- * *Unique Detached Residence*
- * *Wonderful Gardens*
- * *5/6 Bedrooms*
- * *Two Driveways*
- * *Idyllic Setting & Views*
- * *3 Bathrooms*



114 High Street, Worle, BS22 6HD

Hamilton House, 12 Woodspring Avenue, Worlebury, BS22 9RP

Description

A unique and very flexible extended 5/6 bedroom detached residence, siding onto 'Monks Steps' and backing on to national trust land, commanding beautiful far reaching views across Sand Bay towards the Welsh coastline in the distance. There are up to 6 bedrooms and annexe potential on offer here, ideal for a teenager suite or dependent relative. An impressive 17'8" x 15'5" re-styled kitchen/dining room complements a 22' living room with wood burning stove, plus a 16' versatile family room. The 18' main bedroom features both en-suite and walk-in wardrobe facilities, of course if 5/6 bedrooms aren't needed a couple could be used as studies or hobby rooms. '2' driveways provide off road parking opportunity and the adjoining garage is larger than usual and benefits from integral access. The beautiful rear gardens are another stand out feature of this fine home, being level and established and yet still able to enjoy those superb views. The huge expanse of Worlebury Woods is in close proximity as is Worlebury 18 hole golf course. There is a reason that the present owners have resided here for nearly 40 years, very much a lifestyle choice, sure to tug at the heart strings.

Accommodation

Entrance

Double glazed front entrance door to

Entrance Hall 12' 5" x 9' 0" (3.78m x 2.74m)

including stairs to first or with recess beneath. Smooth ceiling finish with coving. Radiator. Wooden flooring.



Living Room 22' 0" x 15' 0" (6.70m x 4.57m)

Feature fireplace with inset wood burning stove. Coved ceiling, radiators. A dual aspect double glazed windows front and side. Double doors to the rear garden. Multi pane glazed door to

Family/Dining Room 15' 10" x 12' 0" (4.82m x 3.65m)

A flexible triple aspect room with door to rear aspect. Radiator.

Kitchen/Dining Room 17' 8" x 15' 5" (5.38m x 4.70m)

A re-styled room comprising 'shaker' style wall and base units, complemented with quartz work surfaces and inset sink unit, mixer tap over and upstand splash backs. Breakfast bar. Space for 'Range' style cooker, microwave and table and chairs. Integrated fridge and dishwasher. Radiators. Tiled floor. Dual aspect double glazed windows to side and rear offering far reaching views.



Utility Room 7' 9" x 6' 9" (2.36m x 2.06m)

Work surface and sink unit with cupboards below. Double glazed window and door to rear. Store cupboard with gas fired boiler and light. Door providing integral garage access.

Downstairs Cloakroom

Low level WC and wash hand basin with cupboards below. Radiator, coved ceiling.



Downstairs Bedroom 8' 4" x 8' 0" (2.54m x 2.44m)
Coved ceiling, radiator. Double glazed bay window to front aspect. Double glazed window to side. Archway through to

Dressing Room/Bathroom 10' 9" x 8' 10" (3.27m x 2.69m) maximum. Bath with mains shower, wash hand basin. Cupboard storage. Built-in double wardrobe. Radiator, double glazed window to front aspect.

First Floor Landing 12' 6" x 9' 0" (3.81m x 2.74m) including stairs. Radiator, double glazed window to front aspect.



Bedroom 1 18' 7" x 13' 0" (5.66m x 3.96m) including wardrobes, drawers and dressing table. Radiator. Dual aspect double glazed windows to side and rear enjoying far reaching coastal views. Walk-in wardrobe measuring 6'6" x 5', with light.



En-suite 11' 7" x 4' 1" (3.53m x 1.24m)
Re-styled comprising shower enclosure with glass screen and main shower, vanity unit/wash hand basin with drawers below, WC. Tiling to walls. Heated towel rail. Smooth ceiling finish with inset spot lights. Obscure double glazed window.



Bedroom 2 15' 0" x 11' 6" (4.57m x 3.50m) including wardrobes, drawers and dressing table. Radiator, double glazed window to rear aspect with far reaching coastal views.



Bedroom 3 13' 0" x 10' 3" (3.96m x 3.12m) plus built-in wardrobes to one wall. Radiator, double glazed window to front aspect.



Bedroom 4 9' 5" x 8' 5" (2.87m x 2.56m) Laminate flooring. Radiator, double glazed window to front aspect.

Bedroom 5 9' 2" x 8' 5" (2.79m x 2.56m) Radiator, double glazed window to rear aspect with far reaching coastal views.

Bathroom 8' 10" x 6' 0" (2.69m x 1.83m)

Re-styled comprising bath with mains shower and glass side screen, WC and wash hand basin with cupboards below and to side. Tiling to floor and walls. Heated towel rail. Double glazed window to rear aspect with far reaching coastal views.

Outside

The front garden is enclosed with low level brick walling, laid to lawn with established shrubs. There are two driveways providing off road parking opportunity, one leading to the attached garage with up and over door. The garage measures 17'10" x 9' and includes double glazed windows to side and rear. The rear garden is a particular feature, backing onto national trust land, meaning that only a low level boundary wall is required and this provides superb views to the rear. A patio runs along the rear elevation of the house, with a perpendicular raised area providing a slightly higher platform to enhance those views. There is a generous amount of lawn complemented with a variety of flowers, shrubs and feature rockery. Wooden shed plus outside tap.

**Tenure**

Freehold, council tax band is 'F'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. 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. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin media is available at this post code.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.