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# Harris & Lee

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*Worlebury*

*£480,000*

- \* *Unique Characterful Detached*
- \* *Far Reaching Views*
- \* *3/4 Bedrooms*
- \* *Southerly Rear Garden*
- \* *3/4 Reception Rooms*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

# *The Old Post Office, 42 Worlebury Hill Road, Worlebury, BS22 9SU*

## **Description**

An opportunity to purchase a bit of Worlebury's history, 'The Old Post Office', nestled on the Corner of Milton Hill, opposite Worlebury Golf Course. A unique characterful property offering extremely flexible accommodation, complemented with lovely far reaching views towards the Mendip Hills, not only from some of the rooms, but the attractive southerly facing garden too! There are 3 bedrooms, plus a dressing room to the first floor, however, with up to 4 reception rooms available on the ground floor, potential for 4 or even 5 bedrooms if required. An impressive 19' lounge boasts a wood burning stove and the separate dining room opens onto the rear garden. Many will appreciate the combination of a downstairs cloakroom, utility room off the 14' kitchen and an en-suite to one of the double bedrooms. A lifestyle choice sure to tug at the heart strings, offered with 'no onward chain'.

## **Accommodation**

### **Entrance**

Wooden entrance door opening to

### **Entrance Hall**

Tiled floor, smooth ceiling finish, radiator. Wooden doors to inner hallway and to

**Sitting Room/Downstairs Bedroom 4** 14' 6" x 9' 1" (4.42m x 2.77m) A flexible room that could be used as a reception room or hobby room, also a downstairs bedroom if required. TV and telephone points, Smooth ceiling finish with coving. Dual aspect double glazed windows to front and side.

### **Inner Hallway**

Stairs to first floor. Tiled floor, feature archway.

**Downstairs WC** 9' 2" x 3' 2" (2.79m x 0.96m) A good size cloakroom with low level WC and wash hand basin. Radiator, tiled floor, extractor fan.

**Study** 12' 2" x 7' 5" (3.71m x 2.26m) plus recess. Smooth ceiling finish, radiator. Double glazed window to rear aspect.



**Dining Room** 12' 9" x 10' 4" (3.88m x 3.15m) plus recesses with inset lighting. Tiled floor, radiator. Double glazed double doors offer access to the rear garden and superb far reaching views towards the Mendip Hills in the distance.

**Lounge** 19' 3" x 11' 2" (5.86m x 3.40m) max. into recess plus useful under stairs cupboard. Feature fireplace housing a wood burning stove with hearth and timber beam above. Smooth ceiling finish with inset spot lights. Radiator, 2 double glazed windows to front aspect.

**Kitchen** 14' 4" x 8' 5" (4.37m x 2.56m)

Fitted wall and base units, work surfaces and inset 1 and 1/2 bowl sink unit, mixer tap over and 'metro' style tiling to splash backs. Integrated dishwasher and double oven, 4 ring gas hob with cooker hood over. Tiled floor. Recess for microwave. Smooth ceiling finish. Double glazed window to side aspect. Archway through to

**Utility** 7' 7" x 5' 4" (2.31m x 1.62m) Work surface and space for washing machine, tumble dryer and upright fridge/freezer. Dual aspect double glazed windows. Door to rear garden.





**First Floor Landing 11' 8" x 8' 3" (3.55m x 2.51m)**

including stairs. A lovely size landing being split level with access to remaining rooms.

**Bedroom 1 13' 7" x 11' 0" (4.14m x 3.35m)** Radiator.

Double glazed window to front aspect looking towards the entrance to Worlebury golf course.

**En-suite**

Shower enclosure with mains shower, pedestal wash hand basin and low level WC. Smooth ceiling finish with inset spot lights. Extractor fan.

**Bedroom 2 11' 5" x 11' 4" (3.48m x 3.45m)** plus fitted 'Sharps' wardrobes to one wall. Radiator. Double glazed window to rear aspect enjoying far reaching views towards Crook Peak.



**Bedroom 3 12' 9" x 10' 3" (3.88m x 3.12m)** Another double bedroom with laminate flooring, coved ceiling, radiator. Double glazed window with views to rear aspect.



**Dressing Room 14' 0" x 4' 10" (4.26m x 1.47m)**

Sloping ceiling with storage/open wardrobes. Double glazed window to front aspect.

**Bathroom 10' 5" x 6' 6" (3.17m x 1.98m)** plus cupboard housing the 'Vaillant' gas fired boiler. Panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls. Heated towel rail, obscure double glazed window.

**Outside**

Off road parking to the front of the property. Gated access to the rear garden which is a particular feature of this home, being south easterly facing and enjoying far reaching views across parts of Weston towards the Mendip Hills in the distance. A patio, with outside tap, leads to areas laid to stone chippings and lawn, complemented with established flowers and shrub borders and trees. There is an outbuilding measuring 13' x 8'9", with loft storage facility, power, lighting and double glazed window.



## Tenure

Freehold, council tax band is 'E'.

The energy rating for this property is 'tbc'

## 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.

Ultrafast full fibre broadband available with a download speed of up to 1800mbps, source: Openreach.

GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.8 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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