



The Willows, Ham Lane, Kingston Seymour, BS21 6XQ  
**£1,250,000**

Steven  
*Smith*





The Willows is a spacious four bedroom detached bungalow which is an exceptional countryside retreat, set within expansive grounds that offer both privacy and space for a range of outdoor activities. The property boasts stunning well maintained gardens that provide a tranquil setting for relaxation, with lawns and mature trees adding to the scenic appeal. Equestrian enthusiasts will be drawn to the property's facilities, which include stables and a horse arena, perfect for training or leisurely rides. Additionally, the grounds feature a serene carp lake, creating a peaceful water feature that enhances the rural charm of the home. Inside, the bungalow offers modern living with large rooms, abundant natural light, and a layout that caters to both family life and entertaining. With its combination of equestrian amenities, expansive outdoor space, and comfortable living quarters, this property is a rare find for those seeking a blend of rural lifestyle and luxury. Located on Ham Lane in Kingston Seymour itself is characterized by its close-knit community, beautiful farmlands, and serene atmosphere, making it a perfect location for those seeking countryside living with convenient links to nearby towns like Clevedon and Weston-super-Mare.

### **Accommodation (all measurements approximate)**

Double doors open to:

### **Conservatory 15' 3" x 12' 1" (4.64m x 3.68m)**

A lovely room with lots of glass taking in the stunning front garden, tiled floor. Glazed door then opens to:

### **The Hallway**

With oak flooring, access to loft space, space for shoes and coats and a walk in storage cupboard with window to front. Three windows overlooking the rear garden. Access to the airing cupboard housing the Megaflow hot water cylinder.

### **Cloakroom**

Suite of WC, washhand basin, obscure window to rear, ladder radiator.

### **Sitting Room 18' 5" x 17' 8" (5.61m x 5.38m)**

An impressive square room with double doors opening to the conservatory and a sliding patio door opening out to the front garden. A gas effect woodburning stove takes centre stage and is set into a stone surround and hearth.

From the hall a door opens to:

### **Breakfast Room 14' 7" x 9' 5" (4.44m x 2.87m)**

Measurements include built in book-shelving, drawer and cupboard storage and glass display units. Window overlooking the rear garden. Tiled floor flows through into:

### **Kitchen 19' 6" x 11' 11" (5.94m x 3.63m)**

Fitted with a comprehensive range of wall and base units with granite work surfaces incorporating a sink with drainer, tiled splashbacks, electric cooker point, space for a separate fridge and freezer, plumbing for dishwasher and washing machine, window to side and second window looking out onto the veg plot. Door opens to:

### **Rear Lobby**

With tiled floor, access to the oil fired central heating boiler. Window and door to rear garden.

From the hallway there is then access to the following accommodation:

### **Dining Room 18' 0" x 13' 9" (5.48m x 4.19m)**

A very impressive space to entertain with two windows overlooking the front garden.

### **Bedroom 1 16'8" x 13'6" max 12'0" min**

An impressive master bedroom with a comprehensive range of built in bedroom furniture with window to side and french doors opening to the rear garden.

### **En-Suite**

Fitted with a four piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, king size shower cubicle with mains

shower and separate bath. Fully tiled walls, obscure window, ladder radiator.

### **Bedroom 2 13' 10" x 10' 1" (4.21m x 3.07m)**

Measurements include built in bedroom furniture. Window looking out onto the front garden.

### **Bedroom 3 13' 4" x 11' 1" (4.06m x 3.38m)**

Measurements include fitted bedroom furniture. Window looking out onto the front garden.

### **En-Suite**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into a vanity unit with storage below, corner shower cubicle with mains shower, fully tiled walls, tiled floor, obscure window, ladder radiator.

### **Bedroom 4 12' 5" x 11' 3" (3.78m x 3.43m)**

Measurements include built in fitted furniture. Window looking out onto the drive and the incredible gardens. Access to loft space.

### **En-Suite**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, king size shower cubicle with mains shower, fully tiled walls and floor, ladder radiator, shaving point, extractor fan, obscure window.

## **OUTSIDE**

The Willows has an exclusive automatic gated entrance passing over the rhyne onto an extensive driveway leading to the left hand side of the property providing off road parking for numerous cars.

### **The Front Garden**

The front garden is an absolute gem and has been beautifully looked after with a level lawn broken up by cleverly landscaped rockeries and a stunning patio immediately outside the front of the property. A bridge passes over the rhyne. There is a fine array of established trees, perennials and shrubs within the front garden. To the left hand side of the driveway is a second manicured garden which again is laid to level lawn, there is access to a summer house and a brick built bbq and at the far end there is then access to:

### **The Stables**

There are two stables and to the right hand side a lockable tack room and then a five bar gate gives access to:

### **The Paddock/Arena**

The Arena is now in need of a little tlc but could easily be restored to its former glory.

### **The Rear Garden**

The rear garden can be accessed from either side of the property, the master bedroom and the door from the kitchen

area. The current owners have looked after the level lawn and there are two patio areas ideal for bbqs etc. This part of the garden is secured by a five bar fence. A gate then opens to:

### **The Veg Plot**

Of a generous size with two raised veg plots, a greenhouse and a shed. This area could easily be extended if required.

### **The Field**

The field has the advantage of being level and in the middle there is an incredible Carp fishing pond. There is a walkway over the pond to the centre island. Walking past the pond brings you to the woodland at the rear boundary which is a lovely space to enjoy the local nature.

**Tenure:** Freehold

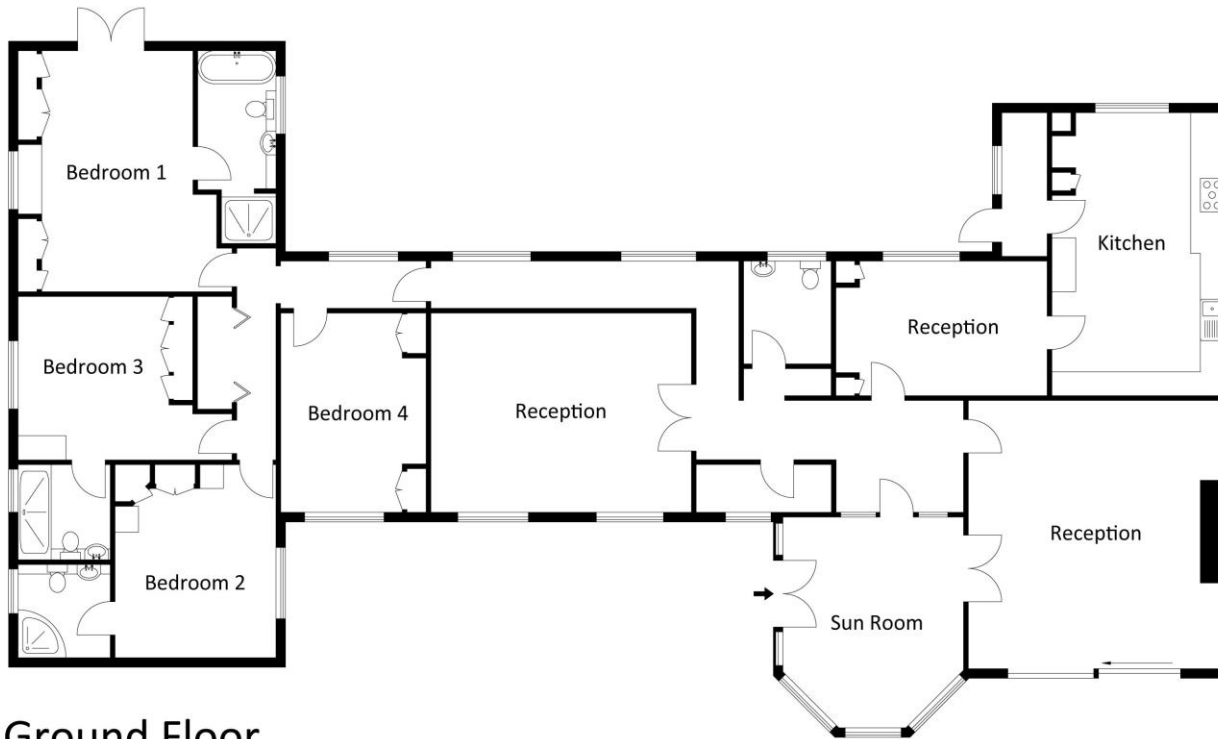
**Council Tax Band:** F

**Energy Rating:** E

**Services:** Electricity, water, oil fired heating

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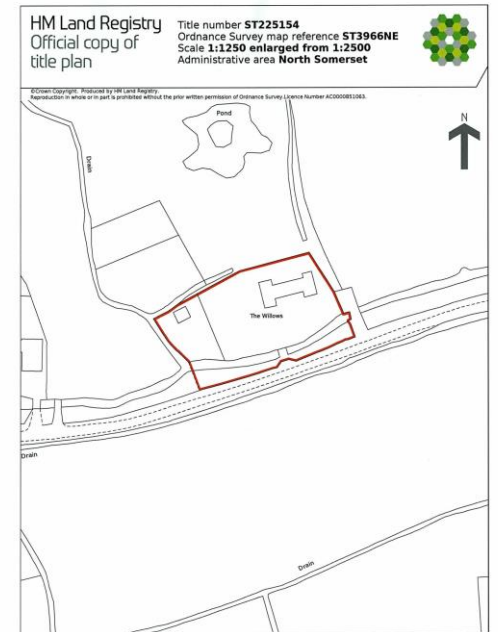
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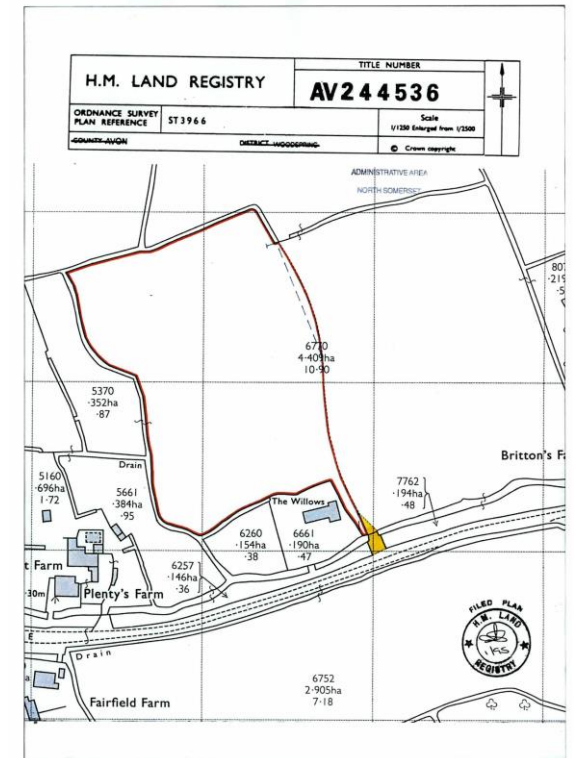
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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