



**Hobbs & Webb**

**CELTIC WAY, BLEADON**  
Weston-Super-Mare, BS24 0NB

Price £815,000



Nestled amidst the picturesque hillside in the heart of Bleadon village, this commanding detached residence offers an unparalleled lifestyle. Elevated and prestigious, it boasts captivating views of the stunning countryside, while its meticulously landscaped garden provides an idyllic retreat for family living.

Approaching via a driveway with an electric charging point, privacy is paramount as you enter this exquisite abode. Inside, the layout has been thoughtfully reimagined by the current owners to cater perfectly to the needs of a large family. The focal point is the expansive open plan lounge/kitchen/diner, adorned with two sets of bifolding doors leading to the garden, where panoramic vistas await. A characterful 24-foot living room with a log burning stove, a study for home working, a spacious utility room, and a convenient downstairs cloakroom complete the ground floor.

Upstairs, a splendid master bedroom awaits, featuring a refitted ensuite shower room and bifolding doors opening onto a delightful roof terrace, offering yet more breathtaking views. Three additional double bedrooms and a refitted four-piece bathroom suite provide ample space for family members or guests.

Outside, the south-facing gardens are a verdant oasis, with lush lawns and a generous patio area perfect for alfresco gatherings. A detached double garage with electric roller shutter doors, along with additional driveway parking, ensures both convenience and security for multiple vehicles.

In summary, this property seamlessly combines luxury, functionality, and natural beauty, offering a haven of tranquility within a sought-after village setting

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>69</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

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# PROPERTY DESCRIPTION

Approached with a driveway providing parking for one vehicle, electric charger point, various steps up to a raised patio area, slatted fencing and door providing access to the garden and access to the front entrance.

## Entrance Hall

Entered via a composite entrance door with side panel, wood effect luxury vinyl tile flooring, vertical radiator, oak stairs with glass balustrade leading to the first floor landing, and doors to the living room, study, utility and open plan lounge/kitchen/dining room.

## Living Room

24'9 x 10'10 (7.54m x 3.30m)

Two uPVC double glazed windows to the front aspect, stone built chimney breast with log burning stove, small uPVC double glazed window to the side, two radiators and wall lights.

## Open Plan Lounge/Kitchen/Dining Room

25'10 x 17'11 max (7.87m x 5.46m max )

A fantastic open plan space, perfect for entertaining family and friends. The kitchen space comprises contrasting navy and white wall and floor slow close cupboard and deep drawer units with granite work surfaces and upstands which incorporates sink and drainer unit with mixer tap over. Two eye level electric ovens, and combination steam / microwave oven, five ring induction hob with extractor hood over, space for American style fridge/freezer, high level uPVC double glazed window, vertical radiator, wood effect flooring and uPVC double glazed bi-folding doors with fitted blinds opening to the patio area of the rear garden. Lounge area with uPVC double glazed window to the side aspect with superb views, smoke alarm, radiator, television point, opening to the kitchen area, wood effect luxury vinyl tile flooring, uPVC double glazed bi-folding doors to the patio area of the rear garden.

## Study

10'10 x 10'7 (3.30m x 3.23m)

Wood effect luxury vinyl tile flooring, uPVC double glazed door to a walled courtyard garden space.

## Utility Room

14'0 x 7'3 (4.27m x 2.21m)

A range of shaker style cupboards with marble work surfaces. Inset Belfast sink with mixer tap over, space and plumbing for washing machine and tumble dryer, uPVC double glazed window to the rear, cupboard with double doors housing gas boiler and hot water tank, wood effect luxury vinyl tile flooring, uPVC double glazed door to the rear walled courtyard garden and door to the cloakroom.

## Cloakroom

Fully tiled walls and flooring, combination wash hand basin with cupboard and low level WC, chrome heated towel rail and uPVC obscured double glazed window.

## Landing

Glass balustrade, uPVC double glazed window to the side with superb views, radiator and doors to the bedrooms and family bathroom.

## Master Bedroom

14'0 x 15'3 (4.27m x 4.65m)

A fantastic bedroom with space for wardrobes, vertical radiator, television point, uPVC double glazed bi-folding doors to the roof terrace and oak door to the en-suite.

## En-suite

8'2 x 6'1 (2.49m x 1.85m)

A beautifully refitted en-suite with walk in shower cubicle with rainfall shower, additional shower attachment and glass screen, vanity wash hand basin with mixer tap over, low level WC, tiled flooring and walls, extractor fan, recess shelving and chrome heated towel rail.

## Roof Terrace

Laid to artificial lawn with railing and glass balustrade and enjoying panoramic views over fields and towards Brent Knoll.

# PROPERTY DESCRIPTION

## Bedroom Two

15'2 x 12'2 (4.62m x 3.71m)

Two uPVC double glazed windows to the front aspect with superb views, space for wardrobes and radiator.

## Bedroom Three

12'0 x 10'8 (3.66m x 3.25m)

Two uPVC double glazed windows to side and rear enjoying fantastic views and radiator.

## Bedroom Four

10'10 x 8'7 (3.30m x 2.62m)

uPVC double glazed window to the rear and radiator.

## Family Bathroom

12'2 x 8'4 (3.71m x 2.54m)

A stunning four piece bathroom suite comprising freestanding double ended slipper bath with wall mounted mixer tap, glass double length shower cubicle with rainfall shower and additional shower attachment, rectangular vanity wash hand basin with mixer tap over, low level WC, chrome heated towel rail, fully tiled walls, vertical radiator, uPVC obscured double glazed window and tiled flooring.

## Gardens

A fantastic south facing garden which sides on to open fields and enjoys stunning views across open countryside. Enclosed by stone walling, fencing and hedging, the rear garden is laid to patios with pergolas and lawn, a perfect space for a family to enjoy. There are steps to the bottom of the garden and door which provides access to the double garage/workshop.

## Driveway

To the south of the property is a separate private driveway which is laid to block paving and enclosed by rendered stone walling which leads to the double garage/workshop

## Double Garage/Workshop

Two electric roller shutter doors, rear access door to the garden and slopping step up to the workshop/storage space.

## Services

There is a private drainage/brick built septic tank located in the rear garden.

## Please Note

There is an easement from the neighbouring property to access their waste pipe should there be a problem which is located to the right of the property in the flower beds when you are looking at the property from the rear.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water metered supply via Bristol Water
- Heating via gas central heating, the system and boiler are approximately two and a half years old
- Sewerage is via private septic tank drainage
- Broadband via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







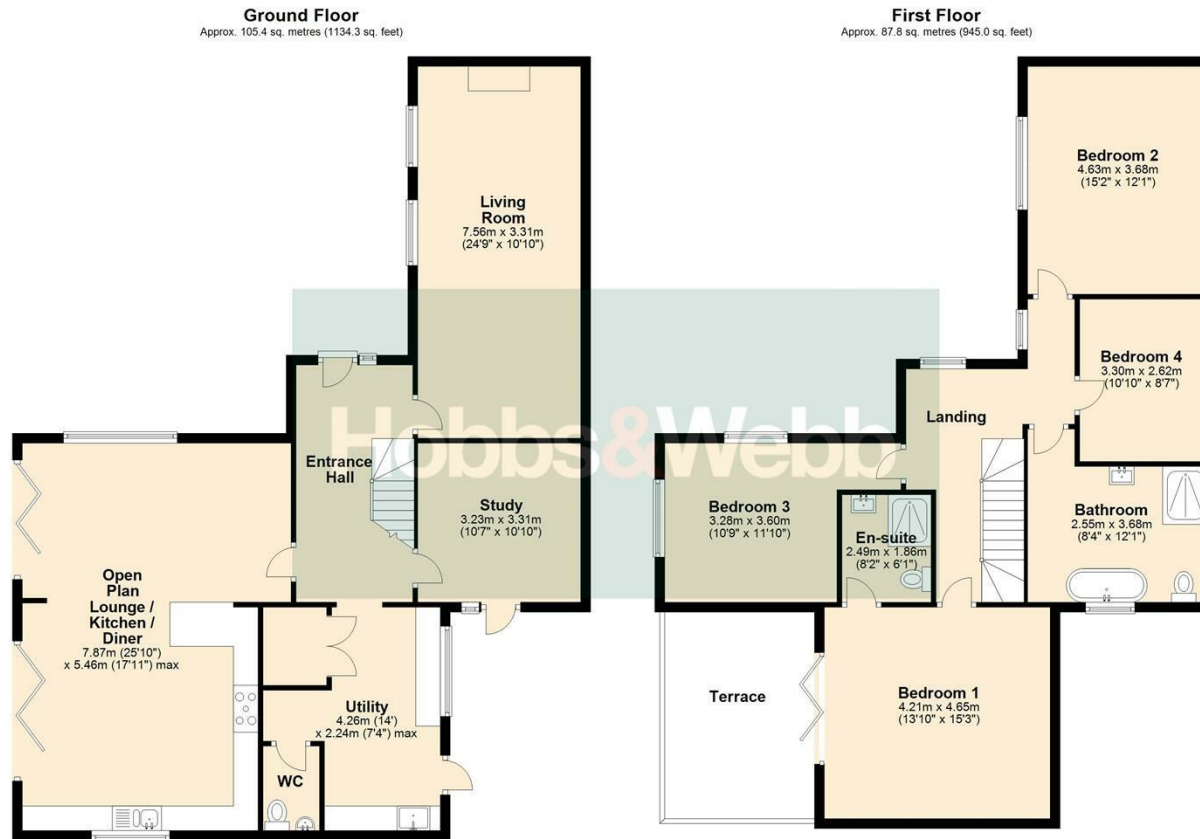












Total area: approx. 193.2 sq. metres (2079.3 sq. feet)  
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# Hobbs & Webb

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.