



**Hobbs & Webb**

**GROVE PARK ROAD**  
Weston-Super-Mare, BS23 2LN

Price £595,000



Simply stunning. An opportunity to acquire a fantastic double fronted Victorian stone built residence on the southerly slopes of Weston-super-Mare hillside. The property is in an enviable location being within a stone's throw of Grove Park, a short walk to the historic sea front, local shops, bars and restaurants and within easy reach of the train station.

The property is presented in immaculate condition, retaining a wealth of original features enhanced by a modern and contemporary style decor. This versatile accommodation has been extensively refurbished and updated to be enjoyed as a family home with the added potential for providing multi-generational living.

In keeping with the age of the property are sliding sash windows(the majority which are modern uPVC) alongside many original Victorian features including panelled doors, ornate ceiling cornices, skirting, picture rails and window surrounds.

The entrance vestibule leads to a grand entrance hallway with under stairs boot room with two impressive and large reception rooms to the front of the property. To the rear is a large kitchen/diner, with an exposed original brick wall, with modern kitchen units, integrated appliances and solid oak worktops. An additional reception room leads off the kitchen, enjoying doors to the rear garden, a multi-fuel wood burning stove and original exposed wood flooring. A useful utility room and cloakroom complete the downstairs. The first floor provides five light and airy double bedrooms. The master suite benefits from a walk in wardrobe/dressing area and Jack & Jill style en-suite, while a four piece bathroom suite completes the accommodation.

The garden to the rear includes two patio and paved areas for dining and leisure, enclosed by limestone walls affording privacy and complimented by a lawn and range of mature shrubs. The front garden benefits from hedging with both lawn and herbaceous borders.

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

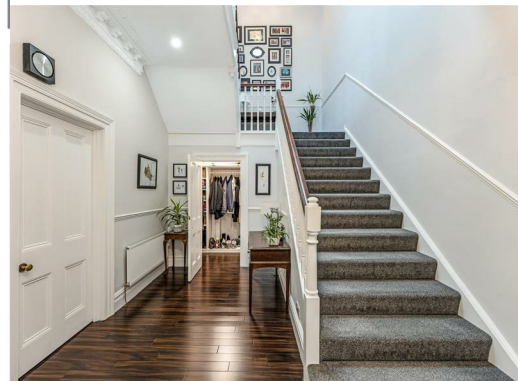
EPC Rating: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		45	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance portico

Two downlighters, part quarry tiled floor, timber entrance door with glazed top light to:

## Entrance Vestibule

5'9" x 4'11" (1.75m x 1.50m)

Original Victorian coved ceiling, picture rail, inner half glazed timber door with glazed top light and side panels to:

## Entrance Hall

17'1" x 11'0" including stair well (5.21m x 3.35m including stair well)

Original Victorian corniced ceiling, two downlighters, dado rail, radiator, telephone point, engineered timber flooring, door to:

## Under stair boot room

Shelving and hanging space, door to under stair storage cupboard.

## Living room

22'2" bay x 15'1" (6.76m bay x 4.60m)

Ceiling rose, picture rail, uPVC sash double glazed westerly facing large bay window with original Victorian wood panel surround, two radiators, chimney breast with coal effect gas fire with tiled hearth and inset and timber surround, television point and original Victorian skirting.

## Sitting room

16'7" x 13'11" plus shallow bay (5.05m x 4.24m plus shallow bay)

Original Victorian coved and corniced ceiling, ornate ceiling rose, picture rail, uPVC double glazed sash windows being westerly facing to the front, two recesses with dresser style units comprising shelving and double and single base cupboards. Chimney breast with Victorian effect electric fire with timber and tiled surround, two radiators and original Victorian skirting.

## Lounge

14'7" recess's x 13'4" (4.45m recess's x 4.06m)

Picture rail, chimney breast with brick back and arch housing wood burner, tiled hearth, exposed timber floor boards, radiator, uPVC double glazed double doors with top lights and side panels over looking the rear garden and television point.

## Kitchen / breakfast room

19'11" x 14'10" max (6.07m x 4.52m max)

Seven downlighters, three uPVC double glazed windows to side, plate rail, 2 radiators, part exposed brick walling. The kitchen is fitted with single bowl and sink tidy single drainer sink with mixer tap over, range of base cupboards and triple base drawers with 2 deep pan drawers, integrated dishwasher, electric oven, 4 ring electric halogen hob with stainless steel chimney extractor hood with light over, solid wood worktops with tiled splash backs, timber effect flooring. From the kitchen door to:

## Rear lobby

Timber sash window to side, entrance to utility room and door to:

## Claokroom

White suite of pedestal wash hand basin with waterfall mixer tap over with tiled splash back, low level W.C., radiator, extractor, timber effect flooring.

## Utility Room

9'0" 8'11" (2.74m 2.72m)

Single glazed windows to side and rear, double wall cupboard, 2 larder style units, single bowl single drainer sink with mixer tap over and cupboard under, roll edge work tops with tiled splash backs, plumbing for washing machine, floor mounted Ideal gas fired boiler providing hot water and central heating, timber effect flooring, timber door with glazed top light to side.

From the entrance hall half turn staircase with half landing with dado rail to side to:

## First floor landing

Natural light from light well, original Victorian corniced ceiling, dado rail.

## Bedroom 1

16'7" bay x 15'1" recess (5.05m bay x 4.60m recess)

Picture rail, uPVC double glazed westerly facing sash window with views towards Weston bay, Brean Down and Exmoor beyond, further uPVC double glazed window to side, three radiators and television point.

# PROPERTY DESCRIPTION

## Dressing room

11'1" x 5'4" max (3.38m x 1.63m max)

Part coved ceiling, 3 down lighters, built in hanging space and shelving, door to:

## Jack and Jill Shower room

10'11" x 7'0" (3.33m x 2.13m)

uPVC obscure double glazed sash window to side, radiator, white suite of tiled double corner shower with sliding doors and powered mixer shower unit, pedestal wash hand basin and low level W.C.

## Bedroom 2

16'6" x 14'3" (5.03m x 4.34m)

Picture rail, two uPVC double glazed sash windows to front being westerly facing, chimney breast with Victorian effect electric fire with timber and tiled surround, and two radiators.

## Inner landing

Original Victorian coved ceiling, dado rail, radiator. Walk in airing cupboard with factory insulated hot water tank with immersion, part shelved.

## Bedroom 3

14'5" x 13'5" recess plus shallow bay (4.39m x 4.09m recess plus shallow bay)

Loft access, picture rail, two uPVC double glazed sash windows to the rear garden, radiator.

## Bathroom

10'10" x 8'1" (3.30m x 2.46m)

Loft access, picture rail, two uPVC obscure double glazed windows to side, radiator, full white suite of panelled bath with Victorian style mixer tap over, pedestal wash hand basin, low level W.C., one and half sized tiled corner shower cubicle with sliding screen and powered mixer shower unit.

## Bedroom 4

10'11" x 10'4" (3.33m x 3.15m)

Picture rail, uPVC double glazed sash window to side, radiator.

## Bedroom 5

11'5" x 9'1" (3.48m x 2.77m)

A dual aspect room with uPVC double glazed sash windows to side and rear, picture rail, radiator.

## Outside

Bath stone pillared entrance via double wrought iron gates with steps up and pathway to the front door with external Victorian coach light. The front garden is laid to lawn with flower and shrub borders with screens of hedging. Double gates lead to storage area with outside tap to the side of the property with a further wrought iron gate to the rear garden. The rear garden is enclosed by local limestone walling with climbing shrubs, laid to block paved and paved patio areas providing private outdoor seating and eating areas, an area of level lawn with block paved pathway and chipping stone border to the side, pear tree, raised stone wall edged flower and shrub beds, timber garden storage shed. Wall mounted downlighters and spotlights provide atmospheric lighting.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Electric via mains supply
- Heating via gas central heating
- Sewerage via mains drainage Bristol and Wessex water
- Water, mains supply via Bristol Wessex water
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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







Lovely day for a  
GUINNESS

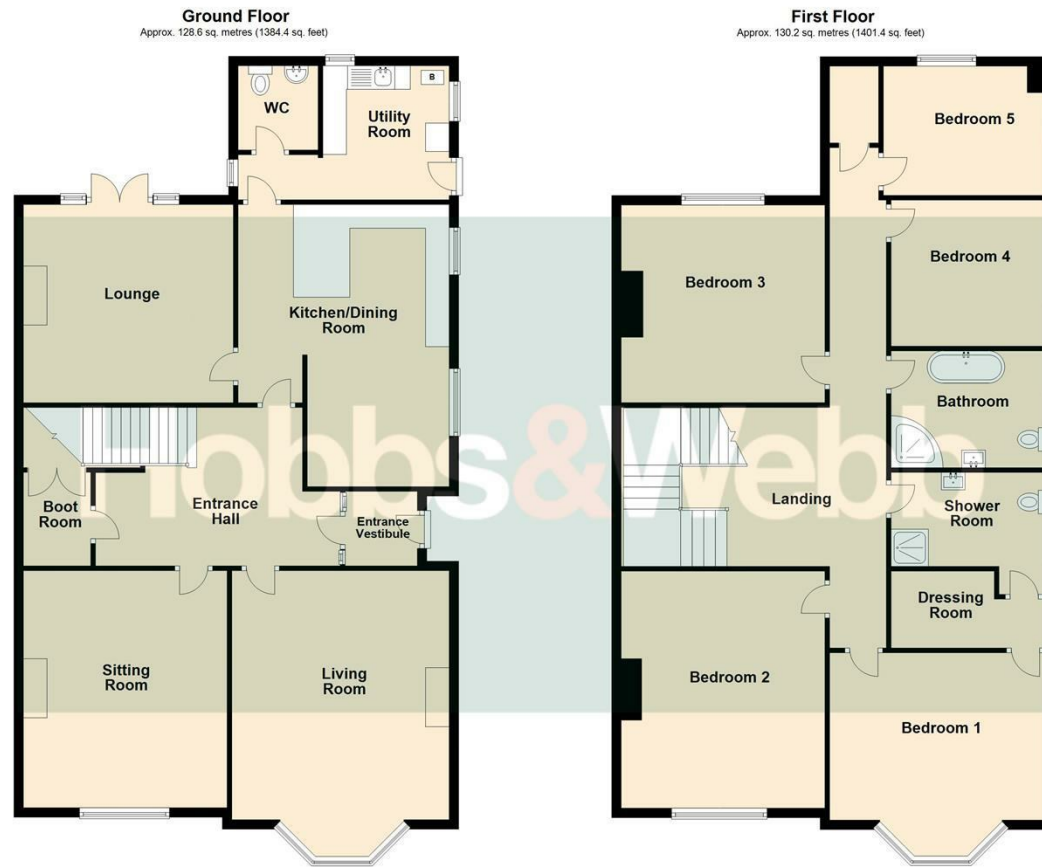












**Ground Floor**  
Approx. 128.6 sq. metres (1384.4 sq. feet)

**First Floor**  
Approx. 130.2 sq. metres (1401.4 sq. feet)

Total area: approx. 258.8 sq. metres (2785.8 sq. feet)

For illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb Plan produced using PlanItUp.

# Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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.