



THE OLD SCHOOL CLEVEDON ROAD

Weston-In-Gordano, BS20 8PZ

Price Guide £480,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

GUIDE PRICE £480,000 - £500,000

The Old School is a beautiful period property family home has been meticulously renovated to an impeccable standard, seamlessly blending contemporary upgrades with its original character. Presented in superb condition, no expense has been spared in its transformation. Viewing advised!

Situation

Weston in Gordano is a small, lively and friendly village situated in the picturesque Gordano Valley. The village offers easy access to great walking routes, including Middle Hill Common and connections to the Gordano Round. The village has a strong sense of community, and the Social Committee organises a range of events each year. There is an active Gardening Group holding regular meetings, and organising the infamous annual plant sale. In the village you will find the beautiful Church of St Peter and St Paul erected in the 12th Century. There also is a lovely village pub, The White Hart.

The local area

The local area*

3.6 miles - Hill Road, Clevedon

1.7 miles – Gordano School

3.0 miles – Portishead Marina

3.4 miles – Junction 20, M5

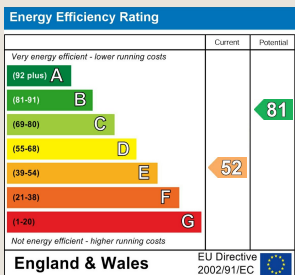
* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

This exceptional three bedroom family home has been meticulously renovated to an impeccable standard, seamlessly blending contemporary upgrades with its original character. Presented in superb condition, no expense has been spared in its transformation, resulting in a residence that is both stylish and highly functional. Among its many appealing features is its large reception room with period features.

Situated within the village of Weston in Gordano this home enjoys a highly sought-after location on the outskirts of Bristol but with many countryside walks closeby. The setting offers the perfect balance of rural charm and modern convenience, making it an exceptional choice for family living.

Beautifully appointed accommodation includes a stunning refitted kitchen , a spacious lounge, and a ground floor master bedroom, shower room with WC. First floor comprises two well-proportioned bedrooms, a family bathroom.

Ideally positioned for commuters, benefiting from excellent transport links, with easy access to the M5 motorway network Regular bus, road, and rail services ensure convenient connections to Bristol and surrounding towns and villages, making this an ideal home for those seeking both tranquillity and accessibility.

Entrance Hallway

8'0 × 6'6 (2.44m × 1.98m)

Living Room/Dinning Room

28'8x 13'1 (8.74mx 3.99m)

Kitchen

9'2 × 13'0 (2.79m × 3.96m)

Shower Room

11'11 × 5'3 (3.63m × 1.60m)

Master Bedroom

14'2 × 10'5 (4.32m × 3.18m)

Bedroom Two

11'2 × 12'11 (3.40m × 3.94m)

Bedroom Three

10'7 × 12'7 (3.23m × 3.84m)

Bathroom

12'9 6'1 (3.89m 1.85m)

Material Information

Additional information not previously mentioned

- Mains electric, gas.
- Water meter.
- Gas central heating.

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
checker.ofcom.org.uk/en-gb/broadband-coverage

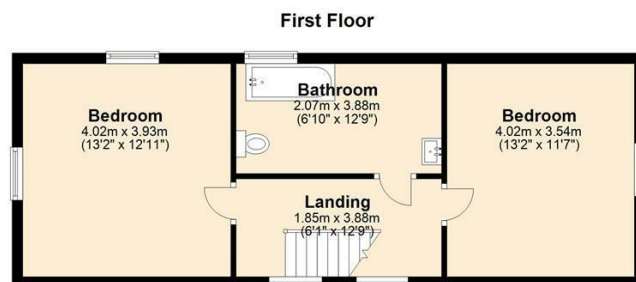
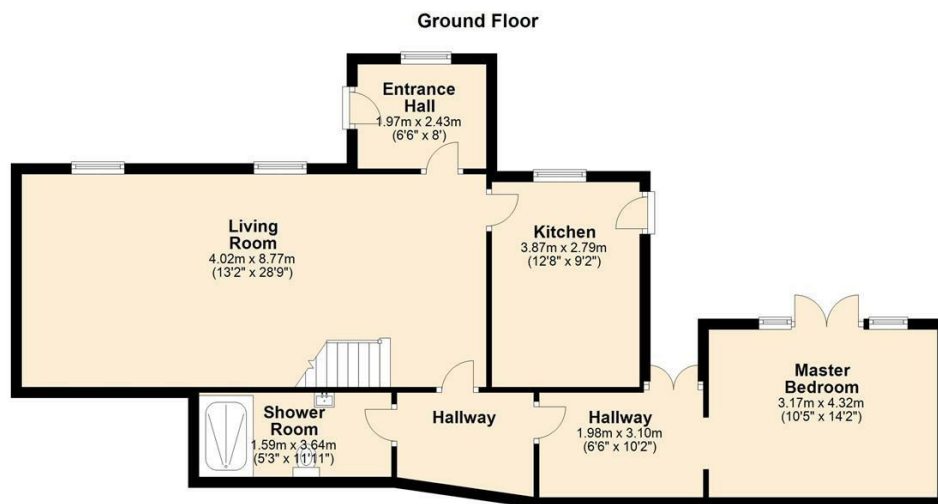
Flood Information:
flood-map-for-planning.service.gov.uk/location

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

01275 341400

clevedon@mayfairproperties.net

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 affect 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. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

