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Kewstoke

Guide Price £550,000

- * Unique Detached Home
- * Potential House & Annexe
- * Former Garage/Games Room
- * Indoor Swimming Pool
- * 3-5 Bedrooms
- * Nearby Sand Bay Beach



114 High Street, Worle, BS22 6HD

Half Acre, Crookes Lane, Kewstoke, BS22 9XB

Description

Lovely lifestyle choice, a unique flexible home tucked away in a quiet setting and yet in close proximity to Sand Bay beach, a wonderful near coastal position. A former double garage has been converted to a fabulous 22' x 18' games room, and this could be adapted to a self contained annexe, if required for dual occupancy, courtesy of a large L-shaped lobby and separate entrance from the main house. The house offers 3 double bedrooms to the first floor, however, there is potential for 4 or even 5 bedrooms if desired. The 17' lounge features a stylish contemporary wood burner and the kitchen measures an impressive 21'7" x 13'7". Both of these rooms lead out into the private, enclosed southerly facing rear garden and to a particular feature of this characterful home, a large indoor swimming pool complex, complete with WC, shower room and pump room. The addition of freehold, owned solar panels also make this home very energy efficient. An extremely rare opportunity, hence internal viewing comes highly recommended.

Accommodation

Entrance

Double glazed front entrance door to porch, with tiled floor, coved ceiling and double glazed window to side. Further door to

Entrance Hall 17' 5" x 6' 10" (5.30m x 2.08m)

increasing to 10' wide. A lovely size hall including stairs to first floor. Smooth ceiling finish with coving, radiator.



Downstairs Cloakroom

WC and wash hand basin with tiled splash back. Coved ceiling with inset spot light. Radiator. Obscure double glazed window.

Study 9' 3" x 6' 3" (2.82m x 1.90m) maximum. Smooth ceiling finish with coving and inset spot light, radiator. Double glazed window to front aspect.



Lounge 17' 7" x 15' 4" (5.36m x 4.67m)

Feature contemporary wood burning stove with hearth. Coved ceiling, 2 radiators.



Kitchen/Breakfast Room 21' 7" x 13' 7" (6.57m x 4.14m)

Superb size room with fitted wall and base units, work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap and tiling to splash backs. Space for Range style cooker. Integrated dishwasher and fridge/freezer. Smooth ceiling finish with coving and inset spot lights, radiator. Double glazed window to rear aspect plus patio doors to the garden and swimming pool.



Reception/Downstairs Bedroom 4 13' 8" x 10' 3" (4.16m x 3.12m) Smooth ceiling finish with coving, radiator. Laminate flooring. Double glazed window to rear aspect.



Inner Lobby 6' 11" x 6' 5" (2.11m x 1.95m) Tiled floor, coved ceiling, radiator. Door through to the converted garage wing of the property.

First Floor Landing

Doors to remaining rooms.

Bedroom 1 17' 4" x 13' 9" (5.28m x 4.19m) maximum. Sloping ceiling with 2 Velux windows, plus double glazed window to side aspect enjoying views to woods on the hillside. Smooth ceiling finish, radiator.



En-suite 8' 8" x 8' 3" (2.64m x 2.51m)

Shower enclosure with glazed side screen and mains shower, deluge head and handheld fittings. Pedestal wash hand basin and WC. Obscure double glazed window.

Bedroom 2 15' 0" x 11' 3" (4.57m x 3.43m)

Sloping ceiling with Velux window and double glazed window to side aspect.



Bedroom 3 11' 5" x 10' 9" (3.48m x 3.27m)

plus built-in wardrobe and cupboard to one wall. Area of sloping ceiling. Radiator. Double glazed window to front aspect.

Bathroom 8' 3" x 6' 3" (2.51m x 1.90m)

Panelled bath with mixer shower, Pedestal wash hand basin and WC. Radiator, smooth ceiling finish. Obscure double glazed window.

Converted Garage/Potential Self Contained Annexe Entrance

UPVC double glazed front entrance door to

Entrance Hall 29' 4" x 6' 3" (8.93m x 1.90m)

Velux window, radiator, coved ceiling with inset spot lights. Double glazed window and door to side aspect. Open plan access into



Utility/Storage Area 20' 0" x 7' 3" (6.09m x 2.21m)

A flexible space plus built-in storage cupboards to one wall. Velux window, coved ceiling with inset spot lights. Double glazed window to rear aspect.

Games Room 22' 0" x 18' 0" (6.70m x 5.48m)

maximum including built-in cupboards and WC, with toilet and wash hand basin, tiled wall and extractor fan. This former double garage is a particular feature of this home, offering plenty of flexibility, currently used as a games room with home bar and wood burning stove. 2 double glazed windows to front aspect.



Outside

Parking forecourt to front providing off road parking for 3 cars, side by side. The main area of garden is situated to the side of the property, enjoying a southerly facing aspect and incorporating a swimming pool complex, featuring an indoor pool. The garden is laid to a combination of lawn, patio and pebbles. Garden shed, plus additional store shed attached to the house, measuring 14'5" x 4'9". useful outbuilding, with power and lighting, measuring 10'5" x 7'5", with double glazed door and window. The swimming pool complex measures approximately 45' x 30' and features a kidney shaped pool with approximate dimensions of 32' x 16'. There is ample space and opportunity for sitting and lounging by the side of the pool, with perimeter lighting, plus the practical combination of a separate toilet and shower room/changing room. Adjacent pump room for pool maintenance and control.



Indoor Pool



Tenure

Freehold, council tax band is 'D'.

The energy rating for this property is 'B'

GROUND FLOOR
1733 sq.ft. (161.0 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



SWIMMING POOL
1418 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 3854 sq.ft. (358.1 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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