



Pilgrims Gore Road

Burnham-On-Sea, TA8 2HL

Price £725,000



PROPERTY DESCRIPTION

An imposing, impressive, detached residence, situated in one of the most sought after residential roads in Burnham on Sea and sitting in the lee of the iconic inland lighthouse

Entrance sun lounge* Entrance vestibule* Reception hall* lounge* Dining room* Study* Wine cellar* Butlers pantry* Breakfast room* Kitchen* Boiler room* Larder* Galleried landing with second staircase off* Five bedrooms* Luxury bathroom* Shower room* Jack and Jill en suite* Gas central heating* Double glazing* Drive through double garage/workshop* In and out paved driveway* Side courtyard seating area* Low maintenance rear garden with magnificent views of the inland lighthouse* Owned solar panels (energy exported to the grid only).

Local Authority

Somerset Council Tax Band: G

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door opening to the:

Entrance Sun Lounge

15'2" x 12'2" (4.64 x 3.72)

Constructed of double glazed panels, fitted wall lights, original brass letter box and bell, tiled floor, painted double wooden doors with leaded glazed panels above to the:

Entrance Vestibule

With picture rail and further pair of double doors with glazed panels to the:

Impressive Hallway

16'11" x 12'0" maximum (5.18 x 3.66 maximum)

With grand sweeping staircase, picture rail, wooden floor, radiator and steps down to the rear lobby area with double glazed door to outside, tiled floor and door to understair wine cellar with tiled floor and box shelving.

Cloakroom

13'3" maximum x 6'2" (4.06 maximum x 1.88)

Incorporating a long wall mounted cloaks rail, radiator, marble wash hand basin with wooden vanity unit and side extensions and splashback panel. Tiled surrounds. Separate WC with half tiled walls and upvc double glazed obscured window to the rear. Tiled floor.

Lounge

19'3" x 13'1" (5.89 x 4.01)

Lovely imposing room with dual aspect double glazed windows, two radiators, picture rail, multi fuel burner with slate hearth and impressive cast iron fireplace, wooden flooring.

Dining Room

16'2" x 13'3" (4.95 x 4.04)

Dual aspect double glazed windows, picture rail, fireplace with open hearth and wooden surround. Wooden flooring and door to the rear hall lobby.

Study

10'7" x 10'0" (3.25 x 3.07)

With original letter box hatch, electric wall heater, tiled fireplace with open hearth and alcove recesses either side of the chimney. Picture rail and double glazed window to the front.

Butler's Pantry

9'4" x 6'7" (2.87 x 2.03)

Fitted with a range of base cupboards and drawers with wood block worktops over, Belfast style sink on wooden plinth, half wood panelled walls, radiator, double glazed window, wall mounted shelving and electric two ring hob set into the worktop.

Breakfast Room

13'5" x 9'10" (4.11 x 3)

Fitted gas fire on tiled hearth with wooden mantel. Picture rail, under stair storage cupboard with double glazed window and door to access the "undercroft". Herringbone wooden flooring.

Kitchen

12'4" x 10'7" (3.76 x 3.25)

Re-fitted with a range of wall and floor units with contrasting wood block worktops over, space for Range style cooker, twin Belfast style sinks, eye level double oven, microwave and electric hob.

Utility/Boiler Room

10'0" x 5'6" (3.05 x 1.68)

Steps down into this room with Worcester gas fired boiler, water tank, space for washing machine and space for further appliances.

Walk-in Larder

6'0" x 4'5" (1.83 x 1.37)

Shelving and space for dishwasher and fridge/freezer. Double glazed window to the rear.

Spacious Galleried First Floor Landing

17'3" maximum x 12'7" maximum (5.28 maximum x 3.86 maximum)

With large double glazed picture window to the rear garden and radiator.

Master Bedroom

16'4" x 13'1" (4.98 x 4.01)

With picture rail. Double glazed window to the front and two further V shaped feature windows to the side. Log burner style heater set on tiled base. Connecting door through to the:

Jack and Jill style Shower Room

Large shower cubicle, wall mounted wash hand basin and double glazed window to the front.

Bedroom 2

10'2" x 10'0" extending to 12'0" (3.1 x 3.07 extending to 3.67)

Two double glazed windows to the front, picture rail and door to the Jack and Jill Shower Room. Radiator.

PROPERTY DESCRIPTION

Bedroom 3

16'4" x 13'1" (5.0 x 4.01)

Fitted with a range of wardrobes, dressing unit and matching drawer unit, dual aspect double glazed windows and radiator.

Bathroom

9'10" x 9'3" (3.0 x 2.82)

Re-fitted with a luxury suite comprising freestanding claw foot bath with mixer tap and shower attachment, walk-in shower cubicle, pedestal wash hand basin, obscure double glazed window and radiator.

Separate WC

Low level white suite comprising w.c. and radiator.

Secondary Landing Area

Stairs rising from the ground floor lobby with two double glazed windows to the side, useful storage cupboard, pull down loft access with ladder offering the potential for further accommodation if required (subject to any necessary consents).

Walk-In Airing Cupboard

10'7" x 4'7" (3.23 x 1.42)

With shelving and double glazed window.

Bedroom 4

12'0" x 10'7" (3.66m x 3.23m)

Tiled fireplace with open hearth, double glazed window and radiator.

Bedroom 5

12'7" x 10'7" (3.86 x 3.23)

Two double glazed windows and radiator.

Shower Room

7'10" x 6'0" (2.39 x 1.83)

Fitted with a modern suite comprising corner shower cubicle, w.c. with a high level cistern, pedestal wash hand basin, double glazed obscured window and radiator.

Outside

To the front of the property is a wooden fence boundary with wide ornate shingled shrub and tree border with brick pavier driveway with driveway lighting, weather proof electric sockets and outside tap. Two sets of double gates provide in and out parking. Further parking to the side of the property and gives access to the:

Large Garage/Workshop

15'10" maximum x 18'2" maximum (4.83 maximum x 5.56 maximum)

Lighting, power and window. Wide automatic up and over door and further up and over door giving access to the rear. Double glazed window to the side. Light and power.

Courtyard Area

Enclosed courtyard area to the side of the property with raised stone bed, weather proof electric sockets and lighting. Outside tap and access to the side covered way with door through to the kitchen. Gateway to the driveway and door to the rear garden.

Outside WC

With double glazed window, low level w.c. with high level cistern and wash hand basin.

Two brick built stores each approximately 2.13m x 2.13m with double glazed windows. One of the stores has lighting and power.

Rear Garden

75 x 40 (22.86m x 12.19m)

The rear garden is enclosed with large patio area, further raised patio area providing seating, raised gravelled areas, sleeper planted beds. Outside tap, pond, timber garden shed, Belfast style sink outside lighting and multiple electric sockets.

The rear garden enjoys a superb view to the rear of the now de-commissioned iconic inshore lighthouse.

Description

This imposing, detached property offers well planned, beautifully appointed and characterful living accommodation with a host of original features. The accommodation appears suitable for numerous, alternative uses and the second staircase gives purchasers the opportunity of creating dual living space if required.

An internal inspection is truly the only way to fully appreciate the size, character and flexibility of this lovely home.

Situated in Gore Road and sits approximately 150 yards from the sand dunes and beach beyond. Just under a mile from Burnham on Sea town with it's variety of amenities, cafes and restaurants. Burnham on Sea also boasts a choice of supermarkets and leisure amenities including the championship golf links at Burnham and Berrow and Avenue Tennis Club. The indoor swim and sports academy, bowls club and rugby grounds are also within easy reach.

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Vendors Note

A note from our Vendors...

Built in 1929 as a bespoke build for a local magistrate/ Judge, the owner had two live-in staff (two maids). The accommodation for both parties is evident in the layout of the building which is identified in the original architect drawing in the study.

The previous owners had the property for multi-generational living and this could be achieved again if required with the use of the existing additional staircase.

The loft space is huge and currently boarded out. The space can easily accommodate an additional one-two bedrooms or a hobby room (subject to all necessary planning consents and building regulations)

An interesting feature of the double garage which has a double electric door to the front and has a single electric door to the rear.

Agents Note

The property has solar photovoltaic panels (owned) that generates approximately £700 per annum.

Material Information

Additional information not previously mentioned

Council Tax Band-G

EPC-Ordered

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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







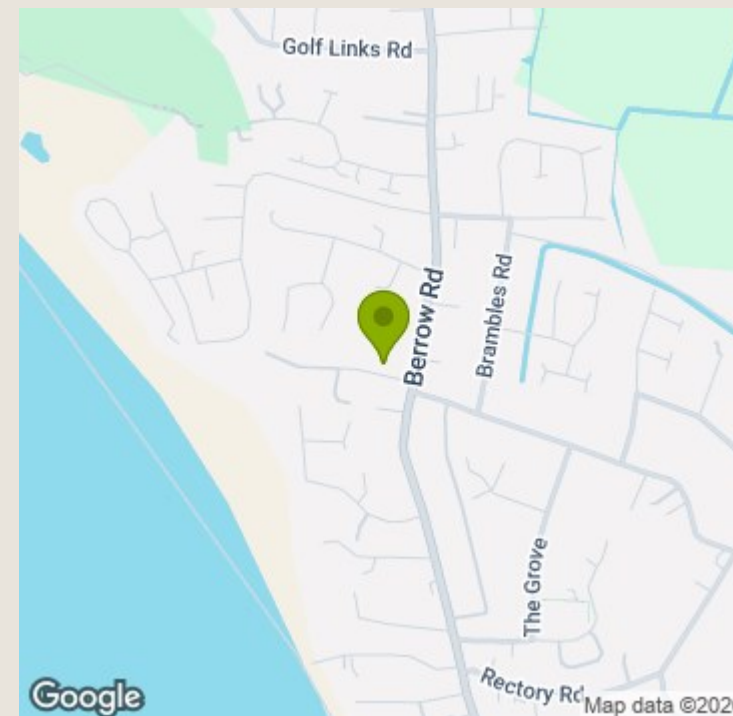








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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.
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