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Bleadon

£479,500

- * *Detached Cottage plus Annexe*
- * *Approx 1/3 Acre Plot*
- * *2/3 Bedroom Cottage*
- * *Outdoor Swimming Pool*
- * *1 Bed Detached Annexe*
- * *Plenty of Parking*



114 High Street, Worle, BS22 6HD

Orange Tree Cottage, Bridgwater Road, W-s-M, BS24 0AN

Description

RARE OPPORTUNITY to acquire a 2 bedroom, 2 reception detached cottage plus separate self contained 1 bedroom annexe, ideal for dual occupancy or home and income. Situated on the southern outskirts of Weston-s-Mare on the fringes of popular Bleadon Village, boasting impressive south westerly facing rear gardens and a plot size of approximately 1/3 of an acre. The gardens incorporate a 38' swimming pool and many will appreciate ample off road parking opportunity. The cottage features a 22' kitchen/dining room, in addition to 2 separate reception rooms and both bedrooms can be considered as 'doubles'. The detached 1 bedroom annexe also benefits from a 13' living room plus separate kitchen. Very much a lifestyle choice for those looking for something that little bit different, perfect for those wishing to house a dependent relative or possible teenager suite.

Cottage

Entrance

Side porch with double glazed window and tiled floor. Door to

Kitchen/Dining Room 22' 0" x 11' 7" (6.70m x 3.53m)

including central stairs rising to the first floor. The kitchen comprises white gloss wall and base units, roll edge work surfaces, sink unit with mixer tap and metro style tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Integrated fridge, freezer and dishwasher. Tiled floor, smooth ceiling finish with spot lights. Dual aspect double glazed windows. Feature chimney breast and fireplace. Radiator. Stable style door to rear garden. Door to

Sitting Room 13' 7" x 11' 7" (4.14m x 3.53m)

Multi fuel/wood burning stove with hearth. Smooth ceiling finish with inset spot lights. Radiator, coved ceiling. Double glazed window to side. Door through to

Reception/Downstairs Bedroom 3 14' 5" x 11' 9"

(4.39m x 3.58m) A flexible room with smooth ceiling finish and spot lights. Dual aspect with double glazed windows to side and rear, plus double doors to garden.



First Floor Landing

Wooden beams, radiator, laminate flooring. Built-in airing cupboard.

Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m)

Laminate flooring, radiator. Dual aspect double glazed windows to side and rear.

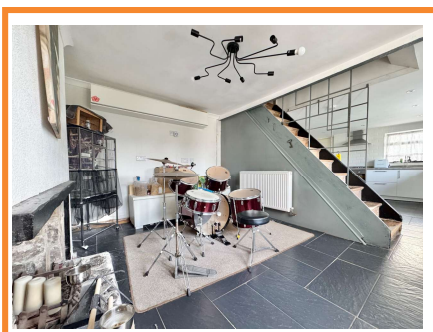
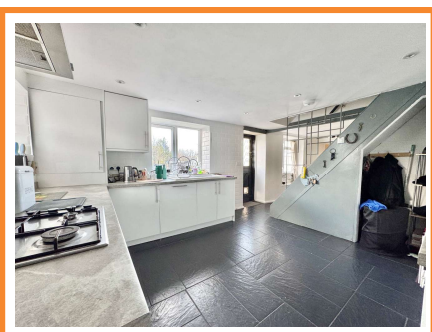
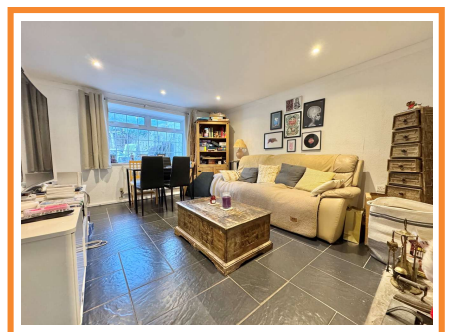


Bedroom 2 11' 8" x 11' 0" (3.55m x 3.35m) plus storage recess over stairs.

Laminate flooring, radiator, smooth ceiling finish, Dual aspect double glazed windows to side and rear.

Bathroom 9' 2" x 8' 7" (2.79m x 2.61m)

Panelled bath with mixer shower, shower cubicle with Triton shower, wash hand basin with cupboard below, WC. Tiled walls. Heated towel rail. Access to loft space. Obscure double glazed window.



Annexe

Entrance

Double glazed stable style door to lobby with smooth ceiling finish and coving.

Living Room 13' 0" x 11' 10" (3.96m x 3.60m)

Smooth ceiling finish with coving. Radiator. Double glazed patio doors to side to rear garden. Concertina door to



Bedroom 11' 10" x 11' 8" (3.60m x 3.55m)

Smooth ceiling finish with coving. Radiator. Double glazed window to side aspect.



Kitchen 11' 10" x 7' 0" (3.60m x 2.13m)

plus door recess. Shaker style wall and base units, roll edge work surfaces, sink unit with mixer tap and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and fridge/freezer. Gas fired boiler. Access to loft space. Smooth ceiling finish with coving. Radiator. Double glazed window to side aspect.



Shower Room 6' 2" x 6' 1" (1.88m x 1.85m)

Corner shower cubicle with Triton shower, pedestal wash hand basin and WC. Radiator. Tiled walls Obscure double glazed window.



Outside

Orange Tree Cottage sits in an impressive plot measuring around 1/3 of an acre. Access from Bridgwater Road to a lovely size principally enclosed driveway providing parking for several vehicles. The extensive rear garden benefits from a south westerly facing aspect and features a circa 38' swimming pool with adjacent outbuilding ideal for storage and housing the support mechanisms for the pool. The gardens are generally laid to lawn with established trees, plus sheds and summerhouse.



Aerial View



Tenure

Freehold, council tax band is 'D'.

The energy rating for this property is 'D'.

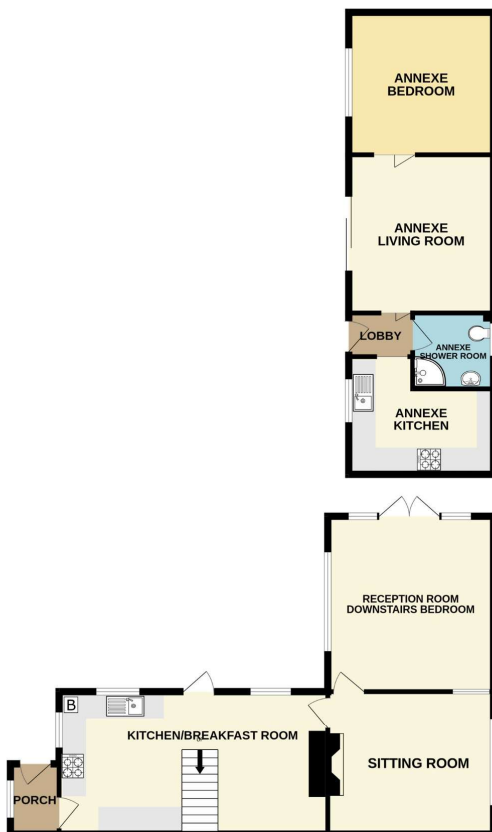
Parking



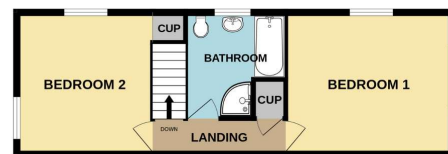
Other Material Information

Gas central heating and double glazing. Mains water and private drainage/septic tank. GOV.UK illustrates a very low risk of flooding from rivers and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.