

Hobbs&Webb

ELMSLEIGH ROAD

Weston-Super-Mare, BS23 4JN

Price £735,000

4 3 3

Occupying a prime position on one of Weston-super-Mare's most prestigious roads, this exceptional Edwardian detached residence presents a rare opportunity to acquire a home of remarkable character, elegance, and versatility. Beautifully combining period charm with modern family living, the property further benefits from a self-contained annex with private entrance, ideal for multigenerational living, guest accommodation, or potential income.

A grand and welcoming entrance hallway immediately sets the tone, showcasing the home's timeless appeal and generous proportions. The principal reception room is both refined and inviting, while the expansive kitchen/breakfast room is superbly appointed and flows effortlessly into a stunning sun room featuring a Velux window flooding the space with natural light. With bi-fold doors opening onto the landscaped rear garden, this impressive area is perfectly designed for seamless indoor-outdoor living and entertaining.

The ground floor is thoughtfully arranged to suit modern lifestyles, offering a dedicated home office, utility room, and cloakroom—providing both practicality and flexibility.

To the first floor, the property boasts four beautifully proportioned double bedrooms and a stylish family bathroom. The luxurious principal suite enjoys a dressing area, a spacious en-suite, and access to a private rear-facing balcony overlooking the garden. Bedroom two further benefits from its own shower room en-suite, while bedrooms two and three also enjoy access to a charming front balcony, offering an ideal spot to take in the outlook across this highly sought-after location.

Externally, the property continues to impress. The generous south-facing rear garden provides a private and tranquil setting, perfect for entertaining or relaxing. To the front, a substantial driveway offers off-road parking for multiple vehicles.

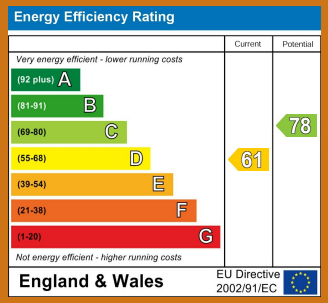
This distinguished home is perfectly positioned within easy reach of Weston-super-Mare's beach, highly regarded sch

Local Authority

North Somerset Council Tax Band: G

Tenure: Freehold

EPC Rating: D



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

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Entrance Porch
Composite front entrance door with obscured double glazed windows. Tiled walls and flooring, feature stained glass entrance door and side panels leading into:-

Reception Hall
21'8 x 10'8 (6.60m x 3.25m)
A truly impressive entrance hall with coved ceiling, panelled walls, feature fireplace, Karndean wood effect flooring, stairs rising to the first floor landing, radiator and doors to the cloakroom, home office, kitchen/breakfast room and living room.

Cloakroom
5'8 x 3'10 (1.73m x 1.17m)
Low level WC, corner wash hand basin with mixer tap over, tiled flooring and under-stairs cupboard.

Living Room
17'4 x 14'9 (5.28m x 4.50m)
A lovely bright room benefiting from two large uPVC double glazed windows to the front aspect, feature fireplace with marble hearth, three radiators, television point, cornice coving and ceiling rose.

Home Office
11'5 x 5'5 (3.48m x 1.65m)
Window and radiator.

Kitchen/Breakfast Room
18'7 x 14'0 (5.66m x 4.27m)
A lovely kitchen/breakfast room comprising a range of wood effect wall and base shaker style cupboard and drawer units with marble work surfaces and splashbacks which incorporate a stainless steel sink unit with mixer tap over. Central island with four ring ceramic hob and marble work surfaces. Two eye level double oven. Integrated dishwasher, space and plumbing for American style fridge/freezer, space for a further under counter fridge, cornice coving and ceiling rose, tiled flooring and large double doors providing access to:-

Sun Room/Dining Room
12'6 x 19'1 (3.81m x 5.82m)
A stunning room with Velux window and bi-folding doors flooding the room with natural light and providing access to the rear garden. Radiator, downlights, tiled flooring and door to:-

Games Room
12'7 x 6'9 (3.84m x 2.06m)
Floor to ceiling uPVC double glazed window to the rear aspect, tiled flooring and door to:-

Utility Room
11'3 x 5'7 (3.43m x 1.70m)
Space and plumbing for washing machine, stainless steel sink with mixer tap over, space for tumble dryer, wall mounted gas boiler, uPVC double glazed window to the side aspect and tiled flooring.

First Floor Landing
A super gallery landing with large uPVC double glazed window to the side aspect, loft access with drop down ladder, and doors to the bedrooms and bathroom.

Master Bedroom
14'6 x 13'9 (4.42m x 4.19m)
Picture rail, radiator, uPVC double glazed window to the rear and door providing access to the rear balcony, fitted wardrobe and dressing table and door to:-

Master En-suite
11'8 x 6'8 (3.56m x 2.03m)
Fully tiled walk in shower cubicle with mains chrome shower. Pedestal wash hand basin with twin taps over, low level WC, two uPVC double glazed windows, radiator, picture rail, partially tiled walls, extractor fan and door to:-

Dressing Area
7'8 x 4'3 (2.34m x 1.30m)
Walk in dressing room with hanging and shelving.

Rear Balcony
A peaceful outdoor balcony space to sitting and relax whilst overlooking the garden.

Bedroom Two
14'9 x 13'0 (4.50m x 3.96m)
uPVC double glazed window to the front aspect, picture rail, radiator, door to the front balcony, hidden dressing area with hanging rail and door to:-

En-suite Shower
Fully tiled shower cubicle with rainfall shower and additional shower head. Wash hand basin with mixer tap over, tiled walls, extractor fan and wood effect laminate flooring.

Bedroom Three
13'0 x 10'8 (3.96m x 3.25m)
Picture rail, radiator, uPVC double glazed windows and door to the front balcony.

Front Balcony
Running the whole width of the front of the house and accessed from bedrooms two and three.

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Bedroom Four

11'9 x 10'3 (3.58m x 3.12m)

Radiator and uPVC double glazed window to the side aspect.

Family Bathroom

8'1 x 6'10 (2.46m x 2.08m)

'P' shaped bath with twin taps over, shower and glass screen. Pedestal wash hand basin with mixer tap over, chrome heated towel rail, low level WC, fully tiled walls, extractor fan, uPVC obscured double glazed window to the side aspect and wood effect vinyl flooring.

Separate Annex

Hallway

Entrance door into the entrance hall, bathroom and opening to the kitchen and lounge areas.

Bedroom

8'8 x 7'3 (2.64m x 2.21m)

uPVC double glazed window to the front aspect and fitted wardrobes.

Kitchen Area

10'6 x 6'4 (3.20m x 1.93m)

A range of wall and base cupboard and drawer units with square edge work surfaces. One bowl stainless steel sink and drainer unit with mixer tap over. Four ring ceramic hob. Eye level double oven. Space for fridge/freezer, tiled flooring and opening to:-

Living Area

17'4 x 6'10 (5.28m x 2.08m)

Two uPVC double glazed windows and opening to the conservatory.

Conservatory

11'6 x 6'5 (3.51m x 1.96m)

uPVC double glazed windows and double doors which providing access to the garden.

Shower Room

Shower cubicle with electric shower, wash hand basin with twin taps over, low level WC, radiator, tiled flooring and door to:-

Utility Cupbaord

Space and plumbing for washing machine and shelving.

Rear Garden

A superb south facing rear garden which is predominately laid to patio and lawn, with pergola, built in BBQ area and shed. It's a perfect space for entertaining family and friends and for relaxing on a sunny afternoon.

Driveway

The driveway at the front provides off street parking for several vehicles and also benefits from an EV charging point.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- Main house council tax band G
- Annex has a separate council tax band - Band A

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
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checker.ofcom.org.uk/en-gb/broadband-coverage

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











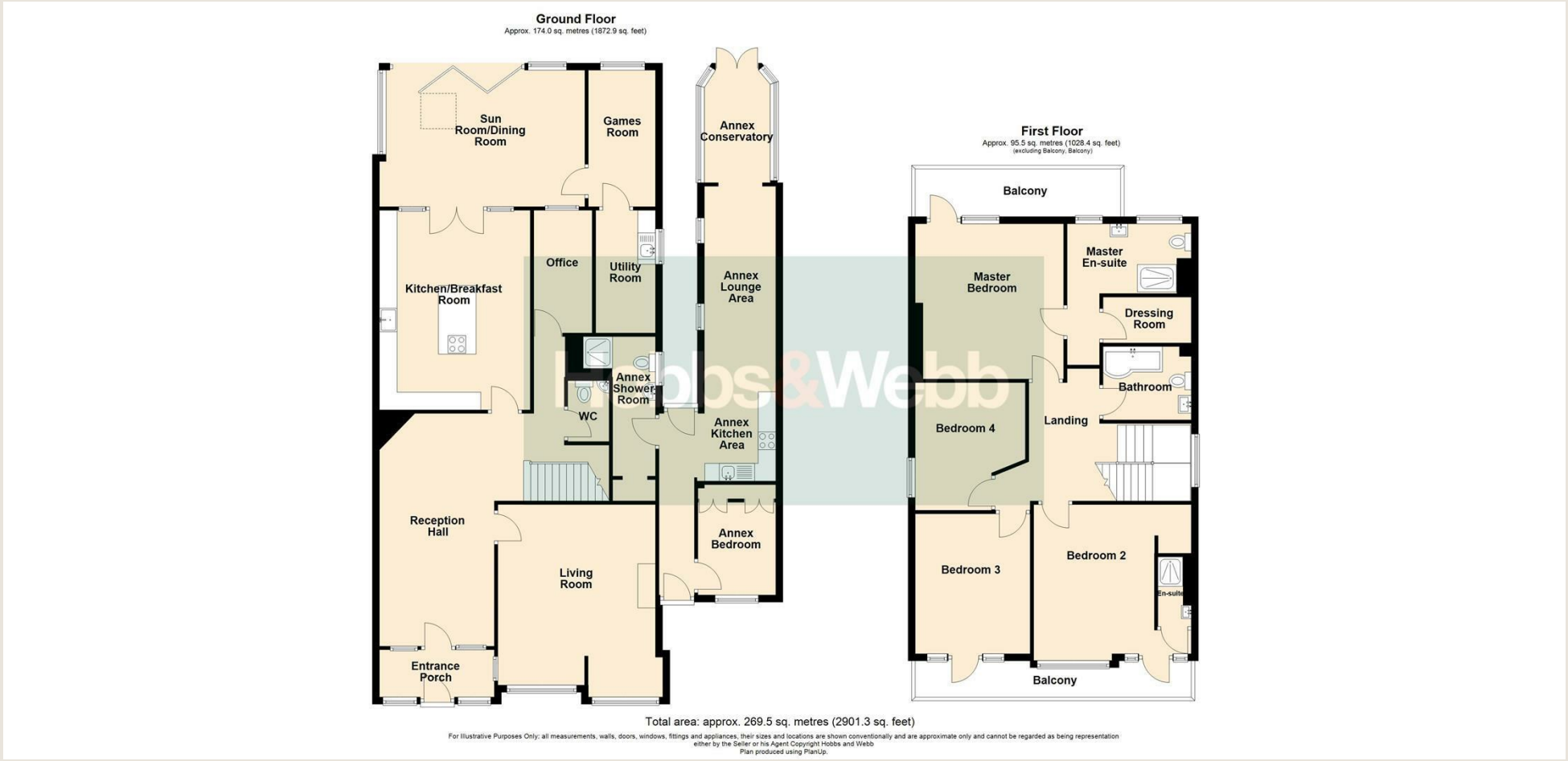












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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

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 replied upon for furnishing purposes and are approximate.