

South Road, Weston Hillside, Weston-super-Mare, North Somerset, BS23 2LX

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A grand four-bedroom, semi-detached, freehold period home, offering versatile living accommodation and retaining an exceptional wealth of characterful features throughout. Highlights include a principal living room with hand-carved 'Carrara' marble fireplace and 'Esse Dragon'-style log burner, impressive dining room, authentic 'Amdega' conservatory and a well-equipped kitchen with granite worktops, 'Falcon' cooker, 'Scottwood of Nottingham' units and tiled cloakroom. Further accommodation includes four bedrooms, en-suite shower room, family bathroom, utility, boot room, loft room and substantial three-compartment cellar.

The principal and second bedrooms both enjoy outstanding far-reaching views towards Weston's town, seafront and coastline, with original features including decorative fireplaces, exposed timber flooring, sash-style windows, timber shutters, picture rails and ornate ceiling detailing found throughout.

Externally, the property enjoys approximately 0.50 acres of private, enclosed multi-tiered gardens and grounds, featuring sweeping views across Weston Bay, the beach and surrounding coastline. The gardens include sloping lawns, an elevated timber-decked seating area enjoying a south-facing aspect, a private terrace, storage shed and garden hut, together with a double-glazed glass sunroom complete with lighting and ceiling fan and an Amegda gazebo. There is also a five-year-old, 32-amp Arctic Spas 'Timberwolf' hot tub with bespoke timber gazebo, both of which are included in the sale. A private wooded area extends towards Weston Woods, whilst a shared tarmac driveway provides allocated off-street parking.

Situated in an elevated position on Weston's hillside, the property is within easy reach of Weston Woods, the town centre and seafront. The location combines woodland and far-reaching coastal views with convenient access to shops, cafés, restaurants, leisure facilities and everyday amenities.

EPC Rating: TBA | Council Tax Band: E

- **A wonderful four-bedroom, semi-detached, freehold period home**
- **Complimented by a variety of reception rooms allowing flexible living space**
- **Retaining excellent character and charming features throughout**
- **Superb private garden & private wooded ground enjoying outstanding far-reaching views**
- **Shared driveway providing essential off-street parking**
- **Hosting an elevated position on Westons hillside within reach of the woods, town centre & seafront**
- **Expansive private grounds extending to approximately 0.50 acres**
- **Approximately 2,357 sq. ft**









Accommodation

Entrance
On approach to the property, concrete steps rise to a concrete-paved patio area with access to power and electricity, wall lighting and a timber-framed, single-glazed entrance door. To the side, a further set of concrete steps leads up to the private and enclosed rear garden.

Hallway
An inviting entrance hallway with timber effect laminate flooring, selection of timber framed single glazed windows, built-in storage cupboard, ceiling rose with a pendant ceiling light, doors leading to principal rooms.

Dining Room
An exceptional dining room with exposed hardwood flooring, authentic decorative fireplace upon a polished marble hearth and intricate cast iron surround, UPVC double glazed window complete with timber shutters, radiator, dado rail, picture rail, timber framed stained glass internal window, detailed ceiling rose with a pendant ceiling light, timber-stained glass door leads to the conservatory.

Conservatory
An authentic 'Amdega' timber-framed, double-glazed conservatory, set upon dwarf walls and featuring timber-effect laminate flooring, with a door leading out to the private terrace and an additional door providing access to the side of the property.

Living Room
A principal living room boasting exceptional character, centred around a magnificent hand-carved 'Carrara' marble fireplace complemented by an 'Esse Dragon'-style log burner stove. Timber-framed, single-glazed sash-style windows with timber shutters, radiators, picture rail, an intricately coved ceiling and detailed ceiling rose.

Kitchen
Tiled flooring, a range of wall and floor storage units by 'Scottwood of Nottingham', complemented by granite worktops and tiled splashbacks, an inset one-and-a-half bowl undermount sink and drainer with integrated food waste dispenser, a freestanding five-burner 'Falcon' cooker with extraction hood over, an inset 'Belfast'-style ceramic sink, an eye-level integrated microwave and integrated dishwasher, radiator, UPVC double-glazed window, timber-framed single-glazed window, ceiling rose with pendant ceiling light, and doors leading to additional rooms.

Cloakroom
Tiled flooring, a close coupled WC, wash hand basin set over vanity unit, tiled walls, ceiling light.

Utility
Useful utility space with tiled flooring, space and plumbing for appliances, exposed brickwork features, wall light.

Boot Room
Tiled flooring, UPVC double glazed windows, UPVC polycarbonate semi translucent ceiling panels, UPVC double patio door leading to the front of the property.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing
Split level landing with a dado rail, radiator, built-in storage cupboards, timber framed single glazed sash style window, solar powered Velux window complete with rain sensor, pendant ceiling light, doors leading to first floor rooms.

Bedroom Two
Wonderful second bedroom featuring timber-effect gloss laminate flooring and an authentic decorative fireplace with tiled hearth and cast-iron surround, radiator, UPVC double-glazed window with timber shutters providing an excellent far-reaching view of Weston's town and seafront, picture rail, ceiling rose with pendant ceiling light and doors leading to the ensuite shower room.

Ensuite Shower Room
Tiled flooring, walk-in style mains fed shower, shower attachment and glass screen, wash hand basin, tiled walls, ceiling spotlights.

Master Bedroom
Beautiful principal bedroom featuring exposed hardwood flooring and an impressive decorative fireplace set upon a polished stone hearth, with cast-iron surround and timber accents, radiators, UPVC double-glazed window offering exceptional far-reaching views across Weston's seafront and coastline, wall lighting, picture rail, detailed ceiling rose with pendant ceiling light.

Bedroom Three
Double bedroom with selection of fitted storage wardrobes, built-in airing cupboard housing a wall mounted gas fired boiler, UPVC double glazed window, radiator, picture rail, ceiling light.

Bedroom Four
Steps rise to a bedroom currently being occupied as an office with a UPVC double glazed window presenting a far-reaching view, built-in storage wardrobe with a hanging rail, radiator, ceiling light.

Bathroom
Family bathroom with tiled flooring, high-level WC, wash hand basin over pedestal, freestanding clawfoot bath with a shower attachment over, UPVC double glazed window, partly tiled walls, ceiling light.

Stairs Rising from the First-Floor Landing to the Loft Room

Loft Room
Exposed timber flooring, timber-framed single-glazed window, sloping ceilings with exposed timber beam features, timber-framed double-glazed skylight window and ceiling light.

Stairs Descending from the Kitchen to the Cellar

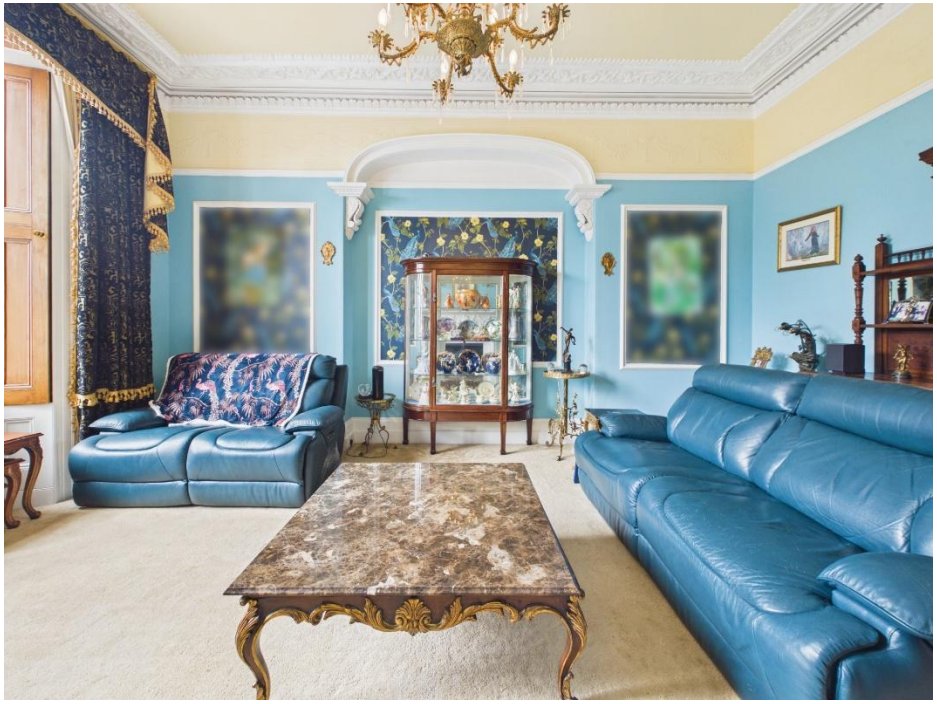
Cellar
An excellent internal cellar with steps descending to an area divided into three separate compartments, offering access to power and electricity. Further features include fitted floor storage units with worktops, wall lighting and ceiling lights.

Outside









Driveway
On approach to the property, you are met with a shared driveway laid to tarmac, sweeping up and around to a set of allocated parking spaces, providing valuable off-street parking.

Please Note
The driveway is shared with the neighbouring property and is the responsibility of both dwellings to maintain it.

Terrace
Private and enclosed terrace laid to concrete tiles providing an excellent outdoor Southerly facing position.

Rear Garden
Externally, the property enjoys approximately 0.50 acres of private, enclosed, multi-tiered gardens and grounds, featuring sweeping views across Weston Bay, the beach, surrounding coastline and towards Weston town and seafront. Steps rise through areas of sloping lawn to an elevated timber-decked seating area enjoying a south-facing aspect. Further features include a private terrace, storage shed and freestanding garden hut, both benefiting from power, lighting and internet connection, together with a double-glazed glass sunroom with lighting and ceiling fan, 'Amegda' gazebo and a five-year-old, 32-amp Arctic Spas 'Timberwolf' hot tub with bespoke timber gazebo, all included in the sale. A variety of external water taps are positioned throughout the garden. Beyond the main garden, a private wooded area extends towards Weston Woods, with a timber gate providing access towards the woods. A shared tarmac driveway provides allocated off-street parking.

Please Note
The adjoining neighbour has a right of access from the top of the steps to the back gate via a path approx. 1m wide on the right side of the garden.

Services
Mains gas, electric, water and drainage.

Internet
Fibre.

Heating System
Gas central heating & log burner stove.

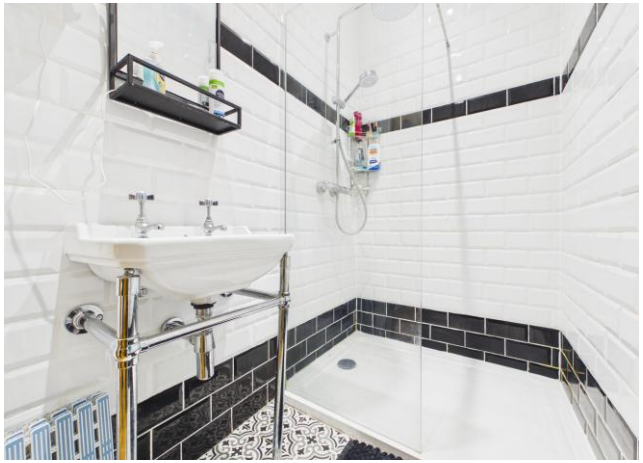
Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/cbac7eeb045446f3aadb30c3c0dd752a

3D Floor Plan
https://my.giraffe360.com/3dflp/q9v2655

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.














BREAD



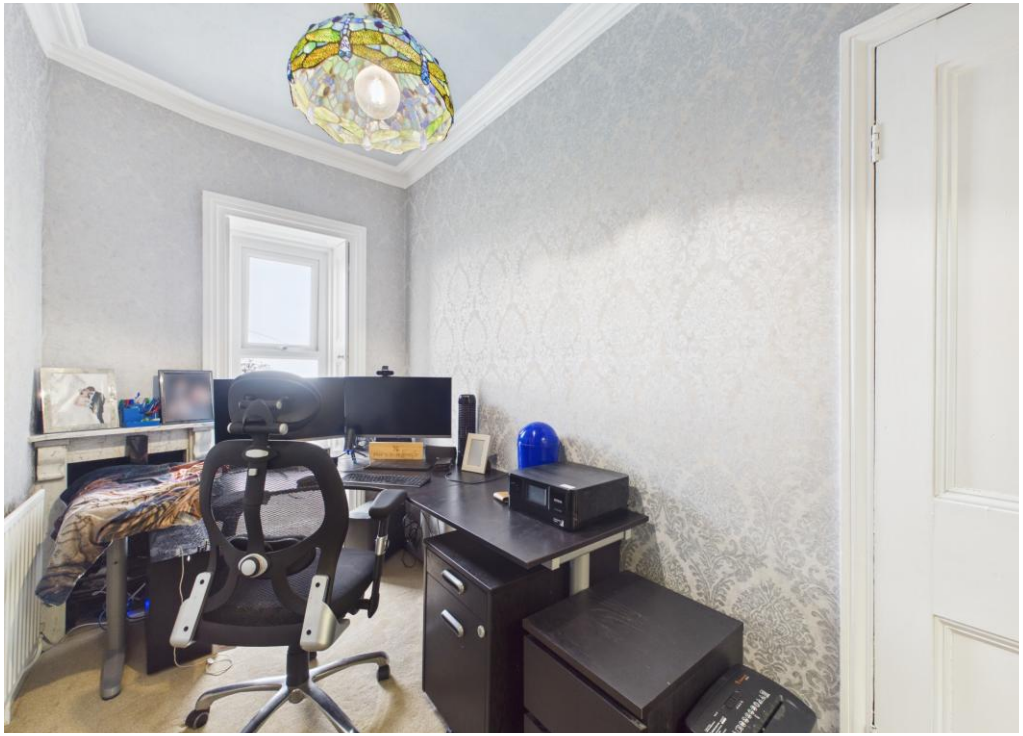
































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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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