



Orchard Grange Brean Road

Weston-Super-Mare, BS24 0HD

Price £975,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Exceptional individual detached five bedroom property with self contained adjoining one bedroom bungalow annexe with triple garage set in a large plot with outbuildings situated in a no-through lane in a sought after village location.

Main House: Entrance hall* cloakroom* lounge with conservatory off* dining room* sitting room/snooker room* large kitchen/breakfast room* utility room* five bedrooms* three en suite shower rooms* family bathroom.

Annexe: Entrance hall* lounge* kitchen* double bedroom* shower room*

Large enclosed gardens* sweeping driveway* triple garaging* large block built outbuilding* further outbuilding/tractor shed, CCTV and owned solar panels.

Rare opportunity. Must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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

Main House Accommodation

Upvc double glazed door to the:

Entrance Hall

Upvc double glazed window to the front, stairs rising to the first floor.

Cloakroom

Close coupled w.c., pedestal wash hand basin, tiled walls and floor, extractor fan.

Lounge

25'9" maximum x 17'11" maximum (7.85 maximum x 5.48 maximum)

L shaped and comprising upvc double glazed window to the rear and upvc double glazed French doors to the rear. Feature fire surround with wood burner, television point, upvc double glazed patio doors to the:

Conservatory

20'8" x 9'3" (6.30 x 2.83)

Of block and upvc double glazed construction with tiled floor, upvc double glazed French doors to outside. Further upvc double glazed door to the:

Log Store

Upvc double glazed door to outside.

Dining room

16'1" maximum x 12'4" (4.92 maximum x 3.78)

Upvc double glazed bay window to the front, feature fire surround with open hearth.

Sitting Room/Snooker Room

23'4" maximum x 18'0" maximum (7.13 maximum x 5.51 maximum)

Upvc double glazed bay window to the front, interconnecting door to the annexe accommodation.

Kitchen/Breakfast Room

19'1" x 12'10" maximum (5.83 x 3.93 maximum)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, range cooker with extractor hood over, space for American style fridge/freezer, tiled floor, upvc double glazed window to the rear and upvc double glazed door to outside.

Utility Room

8'11" x 8'11" (2.73 x 2.73)

Storage cupboard and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, space for tumble dryer, tiled floor and upvc double glazed window to the rear.

First Floor Part Galleried Landing

Linen cupboard, airing cupboard and access to roof space.

Bedroom 1

24'5" maximum x 15'8" maximum (7.46 maximum x 4.79 maximum)

L shaped with built in double wardrobe, two upvc double glazed windows.

En Suite Shower Room 1.93 x 1.34 (6'3" x 4'4") shower cubicle with multi jet shower, close coupled w.c., pedestal wash hand basin and extractor fan. tiled walls and floor.

Bedroom 2

15'1" x 12'6" plus recess (4.60 x 3.83 plus recess)

Dual aspect double glazed windows to the side and rear.

En Suite Shower Room 1.94 x 1.32 (6'4" x 4'3") Corner shower cubicle with multi jet shower, close coupled w.c., pedestal wash hand basin, extractor fan, tiled walls and floor.

Bedroom 3

13'11" x 11'10" maximum (4.25 x 3.61 maximum)

Built in triple wardrobes, upvc double glazed windows to the side and rear.

En Suite Shower Room 1.93 x 1.33 (6'3" x 4'4") Corner shower cubicle, close coupled w.c., pedestal wash hand basin, tiled walls and floor and extractor fan.

Bedroom 4

14'4" x 12'6" (4.38 x 3.83)

Dual aspect upvc double glazed windows to the front and side.

Bedroom 5

10'3" x 10'0" (3.14 x 3.06)

Upvc double glazed window to the side.

Family Bathroom

12'7" x 9'10" (3.84 x 3.01)

Large spa bath with side taps and shower attachment, large separate shower cubicle with multi jet shower, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, tiled walls and floor, two upvc double glazed obscured windows to the side.

Annexe

Upvc double glazed door to the:

PROPERTY DESCRIPTION

Entrance Hall

Further part glazed door to the:

Lounge

15'10" maximum x 12'1" (4.83 maximum x 3.70)

Television point and upvc double glazed windows to the front and side.

Kitchen

11'5" x 8'1" (3.48 x 2.47)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine with integrated eye level double oven, gas hob and extractor fan. Space for fridge/freezer.

Rear Hall

Cupboard housing the boiler supplying hot water and radiators. Upvc double glazed door to outside

Bedroom

12'1" x 9'3" (3.70 x 2.83)

Built in mirror fronted wardrobes, upvc double glazed window to the side.

Shower Room

9'3" x 6'10" (2.83 x 2.10)

Large shower cubicle, close coupled w.c. with concealed cistern, vanity wash hand basin, large linen cupboard tiled floor and walls, heated towel rail, extractor fan and upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary wall with two substantial electric gates opening to the front of the property where there is a large sweeping driveway leading to the side of the property giving access to the:

Triple Garaging

29'1" x 19'4" (8.88 x 5.90)

With three remote controlled up and over doors, light and power, eaves storage, window to the rear and upvc double glazed door to the side.

Tractor Shed/Potential Home Office

20'9" x 7'7" (6.33 x 2.32)

Upvc double glazed French doors, light and power.

Detached workshop/store 12.82 x 5.32 (42'0" x 17'5") Block construction with large roller door and access to the workshop area with light and power. Further inner store area 4.51 x 2.68 and cloakroom with low level w.c. and wash hand basin. Light, power and water.

Rear Garden

Large lawn area,

Oil tank and access to the oil boiler supplying domestic hot water and radiators.

Material Information

Additional information not previously mentioned

- Mains electric and water. Bottle Gas
- Oil Heating
- Owned Solar Panels
- Sewerage septic tank
- 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

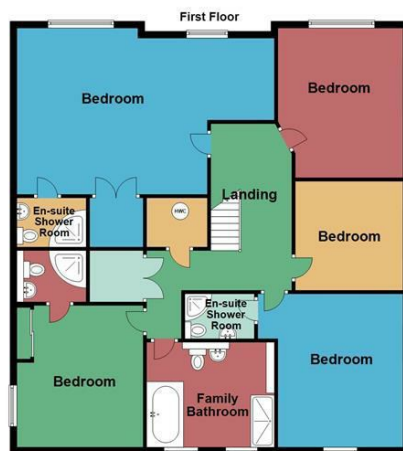
Flood Information:

flood-map-for-planning.service.gov.uk/location

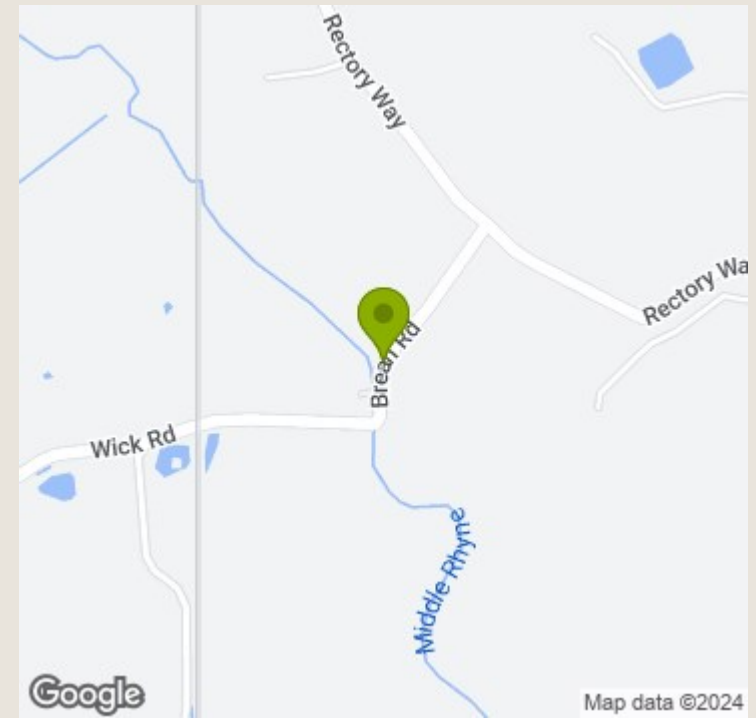








Total area: approx. 362.6 sq. metres (3903.3 sq. feet)



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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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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