



## THE OLD FARM HOUSE HILLEND

Weston-Super-Mare, BS24 8PQ

Price £695,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* STUNNING THROUGHOUT! \* A stunning and unique home that must be viewed to be truly appreciated! Presented to the highest standard, the house comes to the market in 'ready to move in' condition, occupying a generous plot in a rural location. Offering three reception rooms, a large conservatory, kitchen, utility, cloakroom, four double bedrooms three of which offering En-suites, family bathroom, a large open loft room currently used as a playroom and a storeroom. The home has been massively improved throughout and is offered in show-home condition with upgrades such as built-in wardrobes in all bedrooms and cosmetic updates throughout. With over 3'000sq ft of internal accommodation, externally, the home further boasts a large drive for several cars, a double detached garage, and a huge lawn with copious amounts of enjoyable space with views of the Mendip hills.

## Situation

- 0.24 miles - Bus Stop
  - 2.20 miles - Junction 21 of the M5
  - 1.49 miles - Asda Convenience Shop
  - 1.00 mile - Winterstoke Hundred Academy
  - 1.14 miles - Locking Parklands Primary School
- All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: F  
 Tenure: Freehold  
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Porch

Access via secure glazed door. Ample space for coats and shoe storage. Further secure door leading to the inner hallway;

## Entrance Hallway

A large hallway with beautiful tiled flooring throughout. Doors leading to utility, W/C, kitchen, lounge, study and storage cupboard. Secure external door giving access to the rear and original staircase leading to upper floor.

## Utility room

4'3" × 9'7" (1.30 × 2.92)

Extremely useful space fitted with shaker style wall and base units with Oak worksurface over. Inset stainless sink with drainer. Provisions for under counter washing machine and tumble dryer. Oak flooring and spot lighting.

## Cloakroom

5'4" × 4'6" (1.63 × 1.37)

Roomy cloakroom comprising low level W/C and hand basin with built-in unit providing storage below. Window to the rear and continued tiled flooring from the hallway.

## Kitchen/Breakfast Room

15'6" × 12'2" (4.72 × 3.71)

Beautiful bespoke fitted kitchen with matching wall and base units with a granite worksurface over. Large Range cooker set into the Inglenook recess with extractor fan over. Integral appliances include fridge, freezer and dishwasher. Inset, undermounted stainless steel sink with mixer tap over and drainer. To finish this beautiful room off is a large bay window to front aspect and continued tiled flooring.

## Living Room

13'11" × 12'1" (4.24 × 3.68)

Generous reception room with double glazed doors leading to the conservatory. Laid with carpet and wall light fixtures.

## Conservatory

15'0" × 19'7" (4.57 × 5.97)

This spacious and light area is a truly fantastic addition to the home. Partial uPVC walls and glazed roof, this space gives a great outlook onto the garden and rolling hills beyond. Double doors to the side and front gives access to the surrounding patio area. Tiled flooring.

## Study

9'7" × 14'0" (2.92 × 4.27)

Versatile room with dual aspect windows to the side and rear of the property. Door leading to family room and laid with carpet.

## Family Room/ Second Sitting Room

11'5" × 8'8" (3.48 × 2.64)

Currently used as a second sitting room, again this room offers a variety of different uses. Bay window to the front and laid with carpet.

## First Floor Landing

Doors leading to family bathroom, master bedroom, bedroom two, bedroom three and encased stairs leading to loft room. Beautiful feature window giving views over to Locking.

## Family Bathroom

11'9" × 9'1" (3.58 × 2.77)

A gorgeous fully fitted feature bathroom with a modern twist, finished to a high standard, top to bottom. Comprising: free standing slipper bathtub with shower mixer tap, separate shower cubicle with thermostatic shower over, twin hand-basin sinks inset into vanity unit and high level W/C. Finished off with attractive grey panelling and fully tiled shower cubicle, ceiling spotlighting, heated towel rail double doors to inset storage cupboard. Frosted window to the rear.

## Master Bedroom

11'5" × 8'8" (3.48 × 2.64)

The bedroom of Dreams! Double room with hidden vanity area with 'display' built in-storage provisions. Window to the front aspect dressed with white shutters and carpeted throughout.

# PROPERTY DESCRIPTION

## Walk-In Wardrobe

8'11" × 9'10" (2.72 × 3.00)

To the opposing side of the bedroom is the walk-in-wardrobe. Fully fitted with copious amounts of hanging space and storage provisions. window to the rear and door leading to en-suite. Laid with matching carpet.

## En-suite To Master

3'10" × 9'10" (1.17 × 3.00)

Walk-in double shower with dual shower head's over and fully tiled surround and glass partition. Attractive vanity with inset sink and counter storage. Low level W/C. All walls are fully tiled and there is a heated towel rail.

## Bedroom Two

10'6" × 12'4" (3.20 × 3.76)

Double bedroom with large window to the front aspect dressed with white shutters. Large built in wardrobe and laid with carpet. Door leading to shower en-suite.

## En-suite to Second Bedroom

4'8" × 6'6" (1.42 × 1.98)

Walk-in thermostatic shower with glazed partition. Inset white vanity unit with sink and low level W/C. Fully tiled and finished to a high standard.

## Bedroom Three

10'1" × 11'10" (3.07 × 3.61)

Another spacious double bedroom with a large window to the front dressed with white shutters. Two double built-in wardrobes.

## Second Floor Loft Room

24'3" × 15'8" (7.39 × 4.78)

A fantastically versatile space with exposed beams and Velux style windows. Laid with carpet, this room is generous in size and currently used a social/ play room. Limited head room to both sides. Door to huge storage area (15'8 × 7'1) and door to fourth bedroom.

## Bedroom Four

13'8" × 9'1" (4.17 × 2.77)

Double bedroom with huge built-in wardrobe and automatic light. Velux style window and door to en-suite. Limited head height in areas.

## En-suite

7'3" × 6'2" (2.21 × 1.88)

Three piece suite comprising low level WC, white pedestal sink with mixer taps over and single walk in shower. Spot lighting and fully tiled.

## Outside

### Drive Way & Parking

Tarmac driveway wrapping up from the road, round to the front of the home and to the garage. In front of the garage is space for a number of vehicles for parking and more further up the drive.

### Double Detached Garage

Double garage with loft space for storage, light and electric.

### Garden

Directly in front of the home is mainly laid with lawn and has an inset patio area. This space is enclosed by a stone wall.

The main area of the garden is situated on the other side of the drive way. This space is a lovely, large, green area laid with lawn and is enclosed by hedging and fencing.

To the rear of the home is just a small patio area.

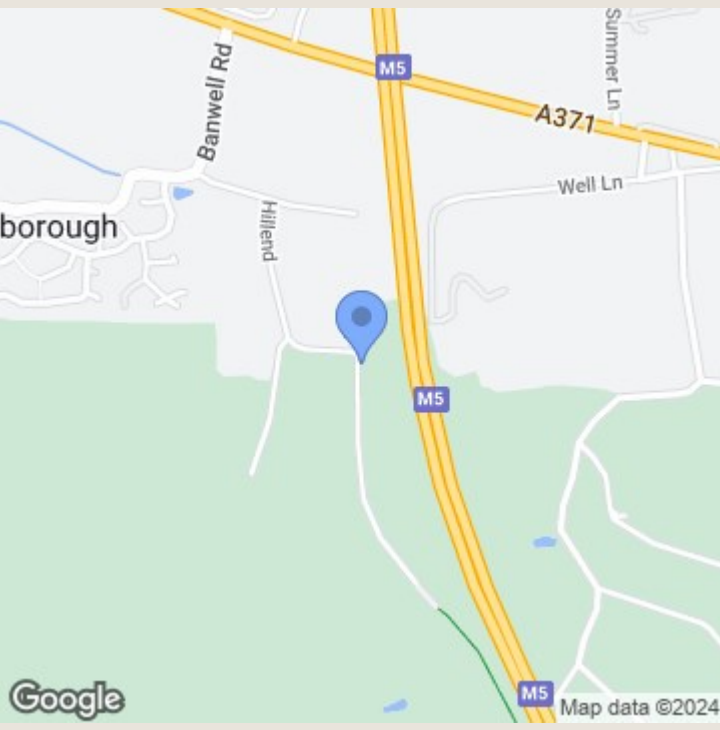
### Basement storage

Access via door on the side of the property.









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

**01934 515153**

worle@mayfairproperties.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 affect 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. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

