



## HYSLOTTE HILLCOTE

Weston-Super-Mare, BS24 9JU

Guide Price £525,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

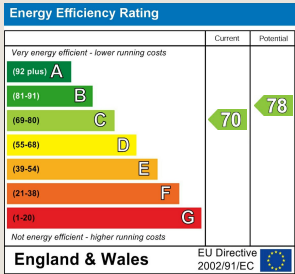
**\* INCREDIBLE PANORAMIC VIEWS! \*** This one of a kind and spacious property offers versatile accommodation with the option of a separate annex. Sat in a prestigious, elevated position in Bleadon with undisturbed and far-reaching views across Brean and the Bristol Channel. Comprising in brief, two separate entrance halls, two kitchens and a utility room, two large reception rooms, potential five bedrooms with an enclosed balcony to the master bedroom, two bathrooms, a shower room and an office/store room. Externally the property boasts an impressive plot with fantastic views, a large balcony, two garages and a great deal of parking. A property that can only truly be appreciated in person.

## Situation

0.68 miles - Weston General Hospital  
0.69 miles - Bleadon Hill Golf Course  
1.50 miles - Weston-super-Mare Sea Front  
Distances are approximate & sourced from Google Maps

## Local Authority

North somerset Council Tax Band: E  
Tenure: Freehold  
EPC Rating: C



# PROPERTY DESCRIPTION

## Entrance Porch

Via wooden door leading into entrance hall.

## Entrance Hall

Via wooden door, two double glazed wooden windows to front, tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, airing cupboard with shelving, Further storage cupboard.

## Sitting Room

17'9" x 16'6" into bay (5.41m x 5.03m into bay)  
Rear aspect double glazed wooden bay window with fantastic panoramic views and overlooking rear garden, feature stone fireplace mantle and hearth, double radiator.

## Kitchen/Dining Room

16'2" x 11'6" (4.93m x 3.51m)  
Rear aspect double glazed double doors and window with fantastic views and also enjoying the rear garden. Fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, integral oven and microwave, integral dishwasher, inset six ring gas hob, radiator.

## Utility Room

8'11" x 6'9" (2.72m x 2.06m)  
Side aspect uPVC double glazed window. Fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, radiator, space and plumbing for washing machine, space for tall fridge freezer, tiled flooring.

## Bedroom Four

11'4" x 8'11" (3.45m x 2.72m)  
Rear aspect double glazed wooden window with views over rear garden and beyond, fitted wardrobe, radiator.

## Wet Room

6'10" x 5'1" (2.08m x 1.55m)  
Comprising low level WC, fitted electric shower, vanity wash handbasin, heated towel rail, tiled flooring and walls.

## First Floor Landing

Side aspect double glazed wooden window, doors to all first floor rooms.

## Bedroom One

14'7" x 14'5" excluding balcony (4.45m x 4.39m excluding balcony)  
Dual aspect room with two front aspect double glazed wooden windows, the room enjoys a large indoor balcony area with large double glazed windows with incredible views across to Brean and the Bristol Channel. Built in wardrobes and further built in over bed wardrobes and dresser, radiator.

## Bedroom Five/Study

10'2" x 8'11" (3.10m x 2.72m)  
With large Velux window, radiator, eaves storage and door to;

## Office/Store

9'11" x 7'8" (3.02m x 2.34m)  
Wall mounted gas central heating combination boiler, eave storage and 'Velux' window.

## Bathroom

10'6" x 8'5" (3.20m x 2.57m)  
Rear aspect obscure double glazed wooden window. Comprising enclosed shower cubicle, corner bath, low level WC, bidet, vanity wash hand basin, half tiled walls.

## Hall/Annex Entrance

External wooden door opening into the hall, radiator, storage cupboard housing gas central heating combination boiler, door to sitting room, annex hallway and door to;

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## Reception Room/Annex Lounge

13'11" x 12'1" (4.24m x 3.68m)

Dual aspect room with rear aspect double glazed wooden window with views and front aspect sliding doors onto raised terrace with panoramic views, fireplace, wooden storage into fireplace recess, double radiator.

## Inner Hallway/Annex Hallway

Two double glazed wooden windows to side, radiator and doors to;

## Bedroom Two/Annex Bedroom

11'1" x 10'6" (3.38m x 3.20m)

Side double glazed aspect wooden window enjoying views, storage cupboard, radiator.

## Bedroom Three/Annex Bedroom

10'6" x 8'5" (3.20m x 2.57m)

Side double glazed aspect wooden window enjoying views and radiator.

## Bathroom/Annex Bathroom

6'7" x 5'5" (2.01m x 1.65m)

Side aspect obscure double glazed wooden window. Comprising panel enclosed bath, pedestal wash handbasin, low level WC, double radiator.

## Utility/Annex Kitchen

9'9" x 8'8" (2.97m x 2.64m)

Front aspect double glazed wooden window. Fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, space for cooker, tiled splashback's, double radiator, vinyl flooring.

## Front

There is a driveway to the front of the property with parking for numerous vehicles within the courtyard section of driveway and further parking area. There are steps giving access to field and rockery area.

## Garage One

14'11" x 8'5" (4.55m x 2.57m)

One of two garages with up and over door to front, power and lighting, 'Velux' window.

## Garage Two & Workshop

14'11" x 12'5" excluding entrance area (4.55m x 3.78m excluding entrance area)

Up and over door to front and courtesy door to side, power and lighting, dual aspect wooden windows to front and side with workshop area.

## Rear Garden

The rear garden and views are breathtaking and certainly a rarity to find! Mainly laid to lawn with various patio areas, hedges, shrubs, pond, summer house, every aspect of the garden takes in the incredible panoramic views and sits perfectly to enjoy every minute.

## Agent Note

We have been advised by the owner that the solar panels are owned by the property. We have also been advised there are two gas central heating combination boilers, one for the main property and the other for the potential annex.





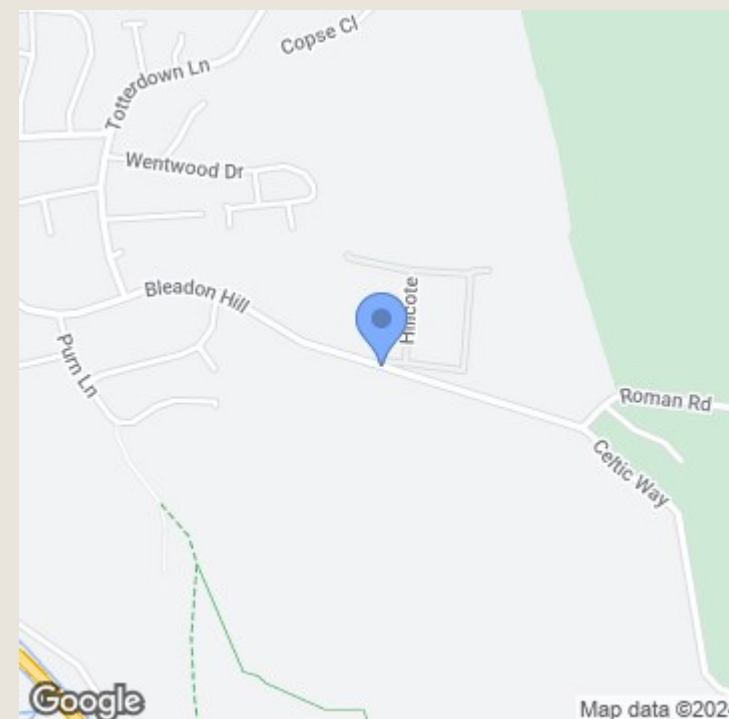
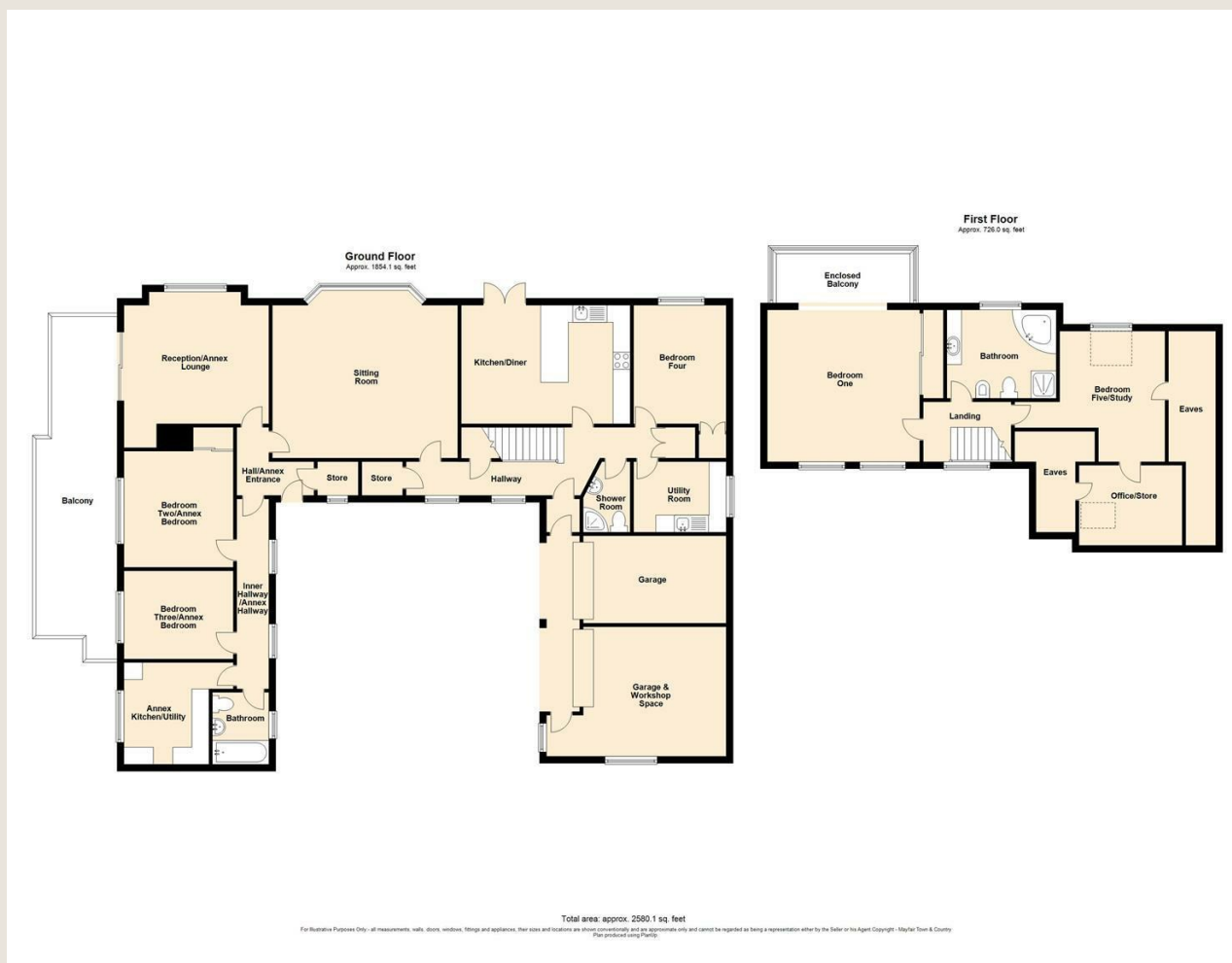












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

