

Worlebury Hill Road, Worlebury, Weston-Super-Mare, Somerset
. BS22 9TG

£500,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Located in the highly sought-after and prestigious area of Worlebury, this detached residence offers a rare and exciting opportunity for complete renovation, presenting the perfect blank canvas for buyers looking to create a truly bespoke family home. Occupying a prime position directly opposite Worlebury Golf Course, the property enjoys an attractive outlook and a setting that perfectly complements its generous proportions and potential.

While the house now requires comprehensive modernisation throughout, the scope to transform and add significant value is undeniable. The existing accommodation comprises an entrance hallway leading to a spacious dual-aspect lounge, filled with natural light, a separate dining room ideal for entertaining, a breakfast room, and a kitchen with further potential for reconfiguration. There is also a convenient ground floor cloakroom. To the first floor, a galleried-style landing provides access to four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and a particularly generous rear garden, offering excellent space for landscaping, extension (subject to the necessary consents), or simply creating a wonderful outdoor area for family enjoyment. For those seeking a substantial project in one of the area's most desirable locations, this property represents an exceptional opportunity to design and craft a stunning long-term home.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- Large garden
- In need of total renovation
- 4 bedrooms
- Lounge, Dining Room, Sitting Room
- Set opposite Worlebury Golf Course
- Walking distance of Worlebury woods
- Bathroom and Cloakroom
- EPC-tbc



ROOM DESCRIPTIONS

Covered Entrance Porch

Main door to the hallway

Hallway:

Stairs to the first floor

Lounge:

5.10m x 3.76m (16' 9" x 12' 4")

Double glazed window to the front and rear

Sitting Room:

4.18m x 2.99m (13' 9" x 9' 10")

Double glazed window, door to the terrace

Dining room:

3.77m x 3.51m (12' 4" x 11' 6")

Double glazed window, door to the kitchen

Kitchen:

3.61m x 2.58m (11' 10" x 8' 6") Sink unit, floor units, double glazed window, door to the rear porch

Rear porch:

Door to the front, door to the cloakroom

Cloakroom:

WC, window, wash hand basin

Galleried landing

Door to the balcony

Bedroom 1:

4.10m x 3.74m (13' 5" x 12' 3") Door to the balcony

Bedroom 2:

4.15m x 3.50m (13' 7" x 11' 6") Door to the balcony

Bedroom 3:

4.09m x 3.34m (13' 5" x 10' 11")

Double glazed window

Bedroom 4:

2.91m x 2.58m (9' 7" x 8' 6") Double glazed window

Bathroom:

Bath, WC, wash hand basin, double glazed window

Driveway:

Provides parking for 2 vehicles.

Rear garden:

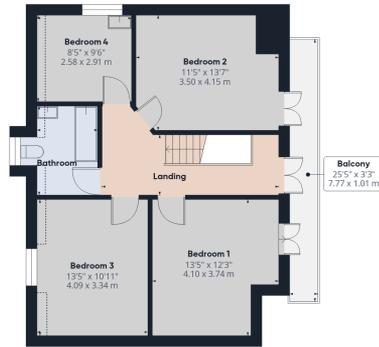
A lovely large garden mainly laid to lawn, with an abundance of mature trees, plants and flowers



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1408 ft²
130.9 m²

Balconies and terraces

231 ft²
21.5 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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