

Purn Road, Bleadon, Weston-Super-Mare, Somerset. BS24 9JQ

£750,000 Freehold

FOR SALE



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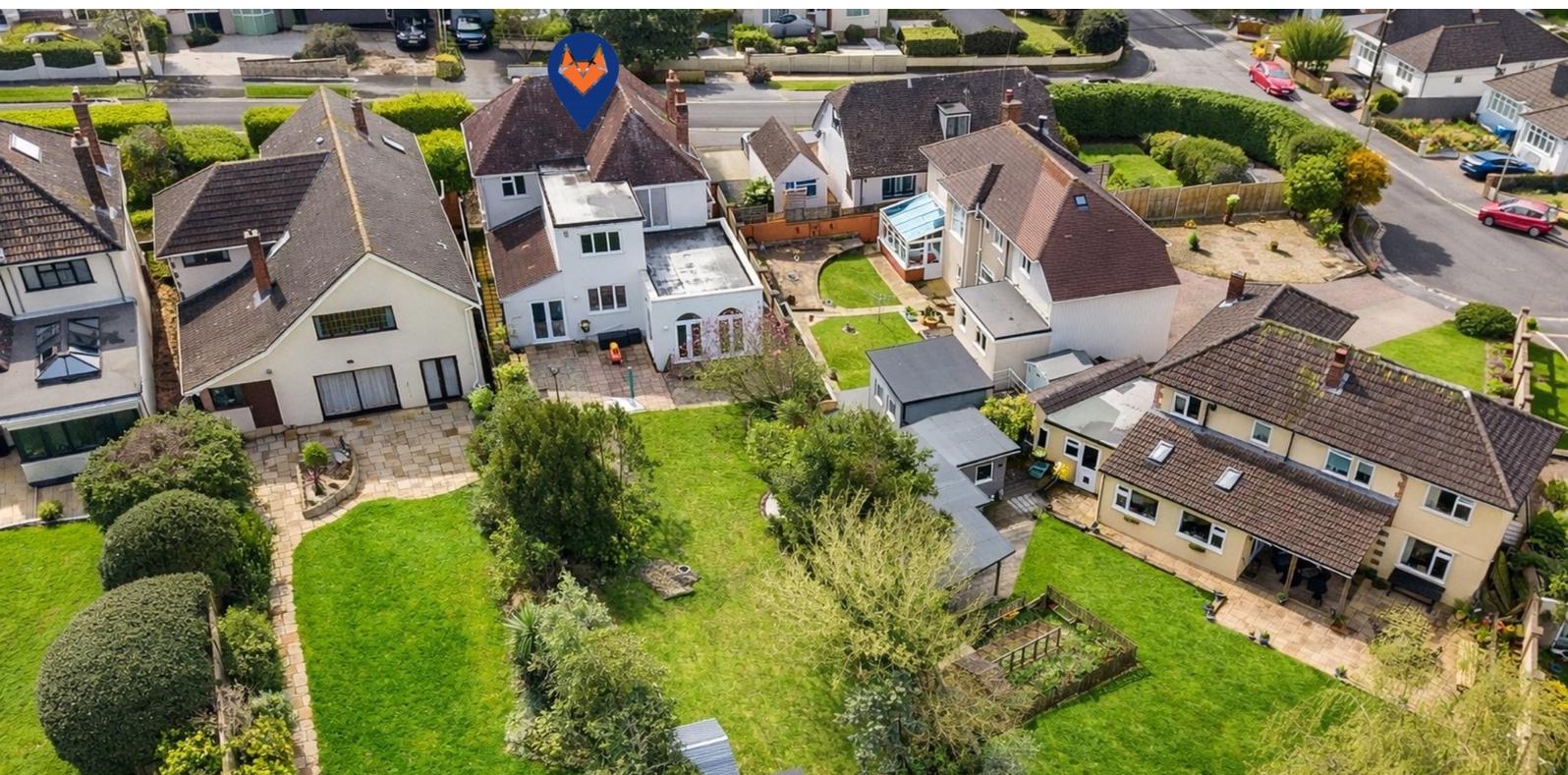
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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Set in the highly sought-after village of Bleadon, this impressive four-bedroom detached home enjoys an elevated position on Bleadon Hill, offering a wonderful sense of privacy along with stunning countryside and coastal views. Tucked away within a quiet cul-de-sac on Purn Road, the property immediately stands out with its strong kerb appeal. Gated access opens onto a generous driveway providing parking for up to four vehicles, creating a welcoming and practical approach to the home. Upon entering, you are greeted by a spacious and inviting entrance hall which sets the tone for the rest of the property. From here, there is access to a versatile range of ground floor living spaces, including a bright and comfortable living room, a separate dining room or potential children's playroom, and a well-appointed kitchen. The kitchen flows seamlessly into a large dining area, making it an ideal space for both everyday family life and entertaining guests. In addition, the kitchen provides access to a separate utility room, which in turn leads to a downstairs cloakroom and offers internal access to the garage, adding further convenience. Upstairs, the property continues to impress with four well-proportioned bedrooms, all offering comfortable accommodation for family living. The main bedroom benefits from its own en suite, while the remaining bedrooms are served by a family bathroom. The layout is both practical and adaptable, making it suitable for a variety of buyers. Externally, the rear garden is a real highlight of the home. Generous in size, it is predominantly laid to lawn and complemented by a patio area and a decked seating space to the rear, perfect for outdoor dining and relaxation. The garden also includes three sheds, all of which will remain with the property, providing excellent storage or potential for hobby use. An additional benefit is that the property currently has planning permission in place for a first-floor and kitchen extension, offering exciting scope for future development (please note this is due to expire this year). Combining space, location, and potential, this fantastic home presents a rare opportunity to acquire a substantial property in one of the area's most desirable settings.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Four Bedroom Detached Period Home
- Sought After Location on Bleadon Hill
- Coastal and Countryside Views
- Cul De Sac Location
- Gated Driveway with Parking for up to Four Cars
- Great Size Private Rear Garden
- UPVC Double Glazing + Gas Central Heating
- Extended and Spacious Accommodation
- Council Tax Band - F and Energy Rating Band - D



ROOM DESCRIPTIONS

Entrance

A gated entrance opens onto the front driveway, which is block-paved and provides parking for up to four vehicles. There are gates on both sides of the property offering access to the garden and side areas. From the driveway, you can also access the garage, as well as an electric vehicle charging point, main front door opening through to;

Entrance Hall

Through to the entrance hall, you're welcomed by charming period features and attractive flooring that add character to the space. From here, there are double doors leading into the living room, as well as access to the dining room/playroom and the kitchen. Additional features include a useful under-stairs storage cupboard and a wall-mounted radiator.

Living Room

16' 5" x 15' 11" (5.00m x 4.85m) The property features a UPVC double-glazed bay window to the front aspect, complemented by elegant shutter blinds. The lounge is full of character, showcasing decorative wall panelling, two stained glass windows, and a charming fireplace. The room also offers ample space for furnishings and is finished with a wall-mounted radiator for added comfort.

Dining Room/Play Room

13' 10" x 11' 4" (4.22m x 3.45m) UPVC double glazed windows to the side aspect allow for plenty of natural light, complemented by a wall-mounted radiator. This versatile room offers a range of potential uses, whether as a cosy snug, a playroom, or a practical home office. Glass double doors lead through, with a step down, into a substantial dining area, creating a seamless flow between spaces while maintaining a sense of separation.

Kitchen

9' 11" x 11' 10" (3.02m x 3.61m) A uPVC double-glazed window overlooks the rear garden, allowing plenty of natural light into the space. The kitchen is fitted with a range of wall and base units finished in a deep blue, complemented by a light-coloured worktop that provides both style and practicality. There is an inset sink with mixer taps positioned beneath the window, along with space and plumbing for a dishwasher. The room also benefits from an integrated oven and hob, as well as a radiator for added comfort. From the kitchen, there is convenient access to a separate utility room and a dining room, making it a well-connected and functional layout for everyday living.

Utility Room

7' 4" x 16' 1" (2.24m x 4.90m) The property features uPVC double-glazed French doors opening onto the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor feel. In keeping with the kitchen's design, this room offers stylish deep blue units paired with a light-coloured worktop, along with an inset sink and mixer tap. There is space for a fridge freezer and plumbing for a washing machine, making it both practical and functional. Further benefits include access to a downstairs cloakroom, a door to the integral garage, a useful storage cupboard, and a radiator providing warmth and comfort.

Downstairs Cloakroom

UPVC double glazed obscure window to the side aspect, allowing for natural light while maintaining privacy. The room is fitted with a low-level WC, a wash hand basin, and a radiator, providing both practicality and comfort.

Dining Area

13' 2" x 21' 10" (4.01m x 6.65m) This attractive and versatile room features two uPVC double-glazed French doors opening onto the rear garden, along with full-length uPVC double-glazed windows to the side, allowing plenty of natural light to fill the space. Finished with stylish wall panelling, the room offers ample space for a dining table and additional furniture, making it both practical and inviting. Ideal as a bright summer room, it's perfect for entertaining or relaxing while enjoying garden views. A radiator ensures comfort all year round.

Stairs Rising to First Floor Landing

The landing features a UPVC double glazed window to side aspect, radiator and doors to all rooms.

Bedroom One

11' 11" x 15' 9" (3.63m x 4.80m) UPVC double-glazed bay windows to the front aspect allow for plenty of natural light and are complemented by stylish fitted shutter blinds. The bedroom benefits from an extensive range of built-in wardrobes, with four units arranged around a central feature fireplace, creating both practicality and a charming focal point. The room is further enhanced by attractive wall panelling, adding character and warmth, along with a radiator for comfort. A door from this room leads through to;

En Suite Shower Room

7' 4" x 5' 4" (2.24m x 1.63m) A side-aspect uPVC double-glazed obscure window provides natural light, complemented by a low-level WC, wash hand basin, and a shower enclosure with screen. The shower is enhanced by a stylish waterfall feature, and the room is finished with a heated towel rail for added comfort.

Bedroom Two

10' 2" x 14' 9" (3.10m x 4.50m) The second bedroom, positioned at the rear of the property, benefits from two uPVC double-glazed windows overlooking the garden, offering pleasant views. This room also features two built-in double wardrobes, a radiator, and attractive wall panelling that adds character and style.

Bedroom Three

14' 9" x 8' 6" (4.50m x 2.59m) A uPVC double-glazed window to the front aspect provides plenty of natural light, creating a bright and welcoming space. The room further benefits from two built-in double wardrobes, offering ample storage and helping to keep the area neatly organised. A radiator is also present, ensuring warmth and comfort throughout the year.

Bedroom Four

6' 6" x 11' 1" (1.98m x 3.38m) uPVC double-glazed sliding doors open out onto a potential terrace area, offering impressive far-reaching views and an abundance of natural light into the room. Internally, the space is well-appointed with two built-in double wardrobes, providing excellent storage solutions, and is complemented by a radiator to ensure comfort throughout the year.

Family Bathroom

7' 10" x 9' 9" (2.39m x 2.97m) The bathroom is bright and well-ventilated, benefiting from UPVC double glazed windows to both the rear and side aspects, allowing plenty of natural light to fill the space. It features an elegant freestanding bath complemented by a handheld shower attachment, creating a perfect spot to relax and unwind. In addition, there is a fully enclosed shower cubicle fitted with both a handheld and luxurious waterfall shower, offering a more refreshing experience. The room is further equipped with a low-level WC, a wash hand basin, a radiator, and a heated towel rail, ensuring comfort and practicality throughout.

Integral Garage

7' 8" x 18' 9" (2.34m x 5.71m) A uPVC double-glazed window to the side aspect allows for natural light, complementing the space. The room is fitted with power points and overhead lighting, providing practicality and convenience. A door offers direct access to the front driveway, enhancing ease of entry and functionality.

Rear Garden

The garden is a real highlight of the property and truly must be seen to be fully appreciated. Generous in size, it is predominantly laid to lawn, offering plenty of space for outdoor activities, entertaining, or simply enjoying the surroundings. There is also a well-positioned patio area, ideal for al fresco dining, along with a decked seating area to the rear that provides a perfect spot to relax and unwind. In addition, the garden benefits from three separate sheds, offering excellent storage solutions or potential to be adapted into a workshop or hobby space, depending on your needs. The space is beautifully established with a variety of mature shrubs, creating a sense of privacy and a pleasant, green outlook throughout. Further enhancing its practicality, the garden provides convenient access to the front of the property from both sides, making it both functional and versatile for everyday use.

Front Driveway

The front driveway is attractively finished with block paving and benefits from gated access at the front, providing both security and privacy. It also features an electric vehicle charging point and offers generous off-road parking, comfortably accommodating up to four cars.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
2,124 ft²
197.4 m²

(1) Excluding balconies and terraces

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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