

Beach Road, Sand Bay, Weston-Super-Mare, Somerset.  
BS22 9UD

Offers in Region of £800,000 Freehold  
FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A Truly Stunning Individual Home in an Idyllic Setting Nestled on approximately 0.6 acres in a peaceful semi-rural location, this exceptional home offers the perfect blend of tranquility and convenience. Backing onto National Trust land and just a two-minute stroll from the beautiful Sand Bay beach, this property is ideal for those seeking serenity and natural surroundings.

The light-filled accommodation is thoughtfully arranged, beginning with a striking entrance hall currently used as a games room. The welcoming lounge features a wood-burning stove and opens directly onto the garden, creating a perfect space for relaxation. The layout also includes a cloakroom, four well-proportioned bedrooms, a family bathroom, and a spacious en-suite to the principal bedroom. The kitchen flows seamlessly into the dining room, making it ideal for both everyday living and entertaining.

Outside, a generous and private patio area provides the perfect setting for hosting guests, while the expansive garden—bordering open fields—is a haven for bird watchers and nature lovers. With parking for 4–6 vehicles, this home offers not only beauty and comfort but also practicality. A rare opportunity to own a truly special property in a sought-after location.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning detached bungalow
- Set on a 0.6 acre plot
- 4 bedrooms
- Parking for at least 4 vehicles
- 2 bathrooms and a cloakroom
- 2-3 minute walk to the beach
- Lounge and dining room
- Games room
- EPC-tbc



## ROOM DESCRIPTIONS

Several double glazed doors into the bungalow

### Lounge:

5.02m x 4.78m (16' 6" x 15' 8") Central wood burner, under floor heating, beamed ceilings, Karndean flooring, 2 sets of double doors, door to the kitchen

### Kitchen:

4.83m x 4.16m (15' 10" x 13' 8") Sink unit, a range of floor and wall units, double glazed window, cooker and dishwasher will be staying, breakfast bar area, door to the dining room

### Dining room;

4.95m x 3.99m (16' 3" x 13' 1") Spotlights, beams, Karndean flooring, door to the bedroom 2, door to the inner hallway, double doors to the courtyard area

### Inner hallway:

Cupboard, doors to bedrooms 3 & 4 plus bathroom

### Games room:

5.09m x 4.82m (16' 8" x 15' 10") Lovely light room over looking the courtyard, double doors to the courtyard, under floor heating, Karndean flooring, door to the cloakroom

### Cloakroom:

WC, wash hand basin

### Bedroom 1:

4.80m x 4.53m (15' 9" x 14' 10") Double doors to the courtyard, under floor heating, Kardean flooring, door to the en-suite

### En-suite bathroom

3.62m x 2.42m (11' 11" x 7' 11") Jacuzzi Bath, walk in shower cubicle, WC, his & hers wash basins, under floor heating, double glazed window

### Bedroom 2:

3.99m x 3.32m (13' 1" x 10' 11") Karnedean flooring, under floor heating, double doors to the courtyard

### Bedroom 3:

4.29m x 2.78m (14' 1" x 9' 1") Under floor heating, Karndean flooring, wardrobe, double doors to the side

### Bedroom 4:

4.28m x 2.03m (14' 1" x 6' 8") Under floor heating, Karndean flooring, 2 double glazed windows

### Bathroom:

Bath, walk in shower cubicle, WC, wash hand basin, double glazed window

### Parking:

A blocked paved driveway with parking for at least 4 vehicles

### Outbuildings:

To the front, you have a large shed and a superb large shed/Summer house

### Gardens:

A magnificent area of lawn, surrounded by hedgerow which is a haven for birds, and adjacent to fields

### NOTES:

Solar Panels:

The property benefits hugely from its solar panels and comes with the house. The feed-in tariff generates approximately £2,750 per annum, making this a very efficient home. There are over eleven years left on the tariff which is worth around £27,500 income

Underfloor heating (oil):

Throughout the house (oil) and depending on the price of oil at the time the seller spends approximately £850 per year on oil

Biodigester -Has been serviced annually







FLOORPLAN & EPC

