

Edingworth Cottage, Edingworth Road, Edingworth, Weston-  
Super-Mare, Somerset. BS24 0JB

Offers in the region of £635,000 Freehold

**FOR SALE**



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## PROPERTY DESCRIPTION

HouseFox Estate Agents (BoS) are delighted to offer this substantial and spacious four-bedroom detached residence set within just under half an acre of meticulously maintained gardens.

Presented to an exceptional standard throughout, the ground floor accommodation offers remarkable versatility & adaptable to a variety of requirements and comprises an inviting entrance hall, study, living room, dining room, conservatory, kitchen/breakfast room, utility room, and cloakroom/WC. The dining room, providing access to both the living room and kitchen & serves as an excellent entertaining space, featuring coved ceilings and a striking fireplace with hearth. The dual-aspect living room, overlooking both the front and side of the property, exudes a warm and cosy atmosphere whilst being bathed in an abundance of natural light. A wall-mounted Lpg gas fire forms the focal point of this deceptively spacious room.

The conservatory offers additional dining space, ideal for larger gatherings. A dedicated office, essential for modern living, is conveniently accessed from the entrance hall. The contemporary kitchen/breakfast room is equipped with a comprehensive range of shaker-style wall, drawer, and base units finished in matte, complemented by contrasting chrome-effect handles. Integrated appliances include a fridge/freezer, dishwasher, and wine cooler, whilst an electric-powered Aga adds a quintessentially country charm. Limestone-style tiling adorns all splash-prone areas. Adjacent to the kitchen, the utility room provides further storage, space for both a washing machine and tumble dryer, as well as access to the cloakroom/WC.

The first floor hosts three generously proportioned bedrooms, each enjoying unspoilt views over different aspects of the wrap-around gardens. The principal bedroom benefits from a contemporary en-suite, featuring a walk-in shower, Jacuzzi bath with integrated TV and dual speakers, WC, sink, and vanity unit, all complemented by stylish tiling. Bedrooms two and three are serviced by the family bathroom, which comprises a walk-in double shower cubicle, WC, and pedestal sink. The second floor reveals a versatile loft room, offering additional accommodation or potential for a variety of uses.

Approached via a five-bar gated entrance, the shingled driveway sweeps gracefully around to the front of the property and detached garage. The residence is perfectly positioned within its grounds, surrounded by manicured lawns on three sides. To the east lies a landscaped, walled garden accessed from the utility room, featuring raised vegetable planters and a small vegetable plot.

The rear garden hosts a patio area surrounding an ornamental pond and water feature, alongside a brick-built storage unit. The detached double garage, accessed from the driveway, benefits from an electric roller door, light, and power connections.

Subject to the necessary consents, the garage presents potential for conversion to expand the already generous accommodation plus it may be possible to obtain planning permission for a stand-alone property within the gardens.

### FEATURES

In summary this spacious & versatile family home sat within the Kings of Wessex schools catchment area is sure to attract much attention & we recommend an early viewing in order to fully appreciate not just the property but the gardens too.

- Spacious Detached House
- Excellent Condition Throughout
- Three/Four Bedrooms
- Three Reception Rooms
- Half an Acre Plot (approx)
- Double Garage & Driveway Parking
- Kings of Wessex Academy Catchment Area
- Freehold
- EPC - D
- Council Tax Band - E



# ROOM DESCRIPTIONS

## GROUND FLOOR

### Entrance Hall

Coved ceiling, Inset door mat, timber effect flooring, radiator, dado rail.

### Study

Coved Ceiling, Upvc double glazed window to front, radiator, telephone point. This room could also be used as a single ground floor bedroom if required.

### Dining Room

Coved ceiling, recessed spot light, Upvc double glazed window to front, radiator, chimney breast with display recess, timber effect flooring, archway to Kitchen & door to.

### Lounge

Coved ceiling, & spot lights and two wall lights, twin Upvc double glazed westerly facing windows to side, 2 display alcoves, 2 radiators, wall mounted feature lpg gas fire, Upvc double glazed doors and side panels to:

### Conservatory

Built of base wall construction, polycarbonate roof with Upvc double glazed windows to westerly and southerly aspects, Upvc double glazed double doors to garden, double radiator.

## Kitchen/Breakfast Room

Refitted with modern range of cream units comprising 6 single and double wall cupboard, larder unit with integrated shelving, integrated fridge and freezer, one and a half bowl single drainer polycarbonate sink unit with mixer tap over and double cupboard under, further double and single base cupboards, triple base drawer unit with 2 deep pan drawers, integrated dishwasher and wine cooler. Island unit with breakfast bar and 2 double base cupboards and drawers, roll edge work tops, travertine limestone style tiled surrounds, electric Aga with 2 hot plates and oven below, extractor hood and light over, tiled flooring. Recessed spot lights, coved ceiling, 2 Upvc double glazed windows to rear. Door to under stair cupboard with 2 spot lights and tiled flooring. Further door to:

### Utility Room

Coved ceiling, triple spot light, fitted with 2 double and single base cupboards, triple base drawers with work top over, plumbing for washing machine, space for tumble drier and fridge freezer, tiled flooring.

### Rear Hall

2 Spot lights, tiled floor, Upvc double glazed window and Upvc double glazed back door, half travertine limestone tiled walls, double doors to airing cupboard housing oil fired boiler providing hot water and heating, factory insulated hot water cylinder and Upvc double glazed window.

### Cloakroom

Upvc double glazed window, white suite of wash hand basin, low level W.C. walls fully tiled with travertine limestone tiling and mosaic style border, tiled flooring, radiator.

## FIRST & SECOND FLOOR

### Landing

Coved ceiling, 4 spot lights, radiator, under stair storage cupboard. Doors to all principle rooms & further staircase to second floor.

### Primary Bedroom 1

A dual aspect room with Upvc double glazed southerly window to front and westerly to side with open outlook to farmland. Coved ceiling, 2 radiators, fitted with single and 2 double wardrobes as well as triple chest of drawer units and base storage cupboards.

### Ensuite Bathroom

Refitted with white suite of tiled panelled spa bath with matching splash-backs and Victorian style mixer tap and shower attachment over, built in T.V. 2 speakers, 3 wall mounted spot lights, vanity wash hand basin with mixer tap over and double cupboard under with tiled splash back, back lit vanity wall mirror, shaver socket. Tiled corner shower cubicle with curved sliding screen and mains mixer shower unit, low level W.C, curved chrome heated towel rail, tiled floor.

## Bedroom 2

2 Upvc double glazed windows to front, radiator.

## Bedroom 3

2 Upvc double glazed windows to front and side, single and 2 built in double wardrobes, double radiator.

## Shower Room

White suite of vanity wash hand basin with mixer tap over, double cupboard under, vanity wall mirror, shaver socket, low level W.C., tiled double shower cubicle with glazed sliding screen and mains mixer shower unit, 4 spot lights, curved chrome heated towel rail, Upvc double glazed window, fully tiled walls and tiled floor.

## Loft Room

Part sloping ceilings, Upvc double glazed window, radiator, T.V. point, circular glass wash hand basin with mixer tap over, tiled splash back, access to 2 eaves storage cupboards.

## Outside

The property is approached via double timber 5 bar gates to gravel driveway providing parking for numerous vehicles with rockery to side, leading to the garage.

To the west side of the property there is a good sized area of level lawn enclosed by screen of laurel hedging, to the rear of the lawned area screened via further laurel hedge is a storage area also housing the sewage digester unit.

From the driveway step up to paved patio seating area accessed from the conservatory. Timber gate to the east side of the property leads to paved patio seating area leading to level lawn with paved path and circular clothes drying area, timber picket fence to greenhouse, small vegetable plot and raised vegetable beds. To the rear of the property there is a block built garden store accessed via Upvc double doors measuring ~17' 4" x 8' 5" to 7'7" to piers (5.28m x 2.56m to 2.31m to piers) with power and light. A paved patio with area of lawn and oval shaped brick edged pond with fountain and filter, step up with pergola to further area of paved patio with timber garden store. Further timber garden store houses oil tank, return timber gate to driveway.

## DOUBLE GARAGE

Electric roller door light and power, 2 Upvc double glazed windows to side. Would suit RV type vehicle with floor to ceiling height is 11'8" (3.55m).

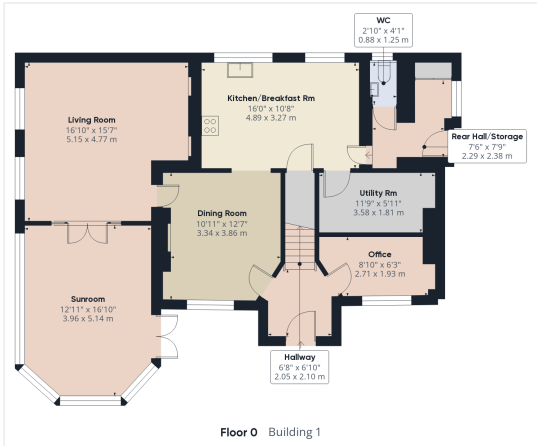
## Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



# FLOORPLAN & EPC



**HOUSE FOX**  
THE FAIRER FEES ESTATE AGENT

Approximate total area<sup>(1)</sup>  
2481.4 ft<sup>2</sup>  
230.53 m<sup>2</sup>

Reduced headroom  
32.58 ft<sup>2</sup>  
3.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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