

Red Roofs, Weston Road, Brean, Burnham-on-Sea, Somerset.

TA8 2RL

£410,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to offer this large (~ 3000 sq ft.) substantial five-bedroom detached residence, believed to be originally constructed in the 1700's (not listed) to the open market.

'Red Roofs' is being offered to the market with the advantage of no onward chain & has been substantially reduced for a prompt sale. While the property requires comprehensive modernisation and improvement, it presents a remarkable opportunity to transform it into an impressive family home.

In brief, the ground floor accommodation includes an entrance porch, hall with main staircase, opening to inner hallway, a spacious living room, further good size reception room/lounge, kitchen, large utility room, dining room, sun room plus a ground floor shower room. The living room is a dual-aspect space featuring an open fireplace set upon a natural stone hearth and surround.

The dining room currently houses several wall and base units, as well as an AGA, with additional kitchen units located in the kitchen. There is ample space here for freestanding white goods, including plumbing for a dishwasher. The lounge is a bright and airy room with access to the sun room, and its focal point is a brick-built fireplace. The sun room benefits from tiled flooring, a mid-height brick wall, and patio doors that open into the rear garden.

On the first floor, there are five bedrooms and a family bathroom. Bedrooms one, two, and three are generously sized double rooms, with bedrooms one and two also offering integrated wardrobe space. Bedrooms four and five are comfortable single rooms with views over the front and rear of the property, respectively. Bedroom one also features stepped access to the loft space running the entire width of the property, which, subject to the relevant consents, offers huge potential for further accommodation.

Externally, the property features to one side a lean-to single garage with double barn doors for access, and an adjoining shingled driveway offering off-road parking for at two cars. To the other side of the property a large lean-to workshop with access from the garden.

The level & good size rear garden is mainly laid to lawn and very secluded with far-reaching views over the surrounding countryside & Brent Knoll clearly visible in the distance. Enclosed on all sides by a traditional brick wall, the garden also boasts a pathway leading to a patio and seating area, bordered by raised beds and mature shrubs.

The property benefits from oil-powered central heating throughout.

Situated in the popular Somerset village of Brean, this property is ideally located for enjoying the range of facilities and recreational amenities the area offers. Local services are available within the village, while further shopping and banking facilities can be found in nearby Burnham-on-Sea.

### FEATURES

The renowned Brean Sands and Brean Down nature reserve are within easy walking distance, and access to the M5 motorway at Edithmead, just 3 miles away, provides convenient travel to Bristol, the North, and the South.

- Period Detached House
- Five First Floor Bedrooms
- Three Reception Rooms
- Sun Room
- No Onward Chain Complications
- Refurbishment Required Throughout
- Large level Plot
- Garage & Driveway
- EPC - F



## ROOM DESCRIPTIONS

**Porch**

**Bedroom Three**

**Hall**

Primary staircase to first floor.

**Bedroom Four**

**Inner Hall**

**Bedroom Five**

**Living Room**

**Bathroom**

**2nd Reception Room/Lounge**

**Dining Room**

**Sun Room**

**Kitchen**

**Utility Room**

**Inner Hall**

Secondary staircase to first floor.

**Shower Room**

**Primary Landing**

**Landing**

**Inner Landing**

**Bedroom One**

Access to Loft Rooms

**Bedroom Two**







# FLOORPLAN & EPC

