

Lower Kewstoke Road, Worle, Weston-Super-Mare, Somerset.  
BS22 9JB

£455,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Dating back to the 16th century, Springwell House is a captivating cottage that effortlessly blends historical charm with modern convenience. This beautifully updated home retains many of its original period features, offering a unique living experience on Worle Hillside in the sought-after area of Weston-super-Mare. Its convenient location provides easy access to local amenities, making it an ideal setting for families and those seeking a serene yet accessible lifestyle. Upon entering Springwell House, you are greeted by a welcoming family room that exudes warmth and character. The living room provides a cozy space to relax and entertain, featuring elegant details that reflect the property's rich history. The spacious kitchen/diner is perfect for family meals and gatherings, combining traditional elements with modern appliances to cater to all culinary needs. The conservatory offers a sunlit retreat, ideal for enjoying the garden views and unwinding after a long day. Additional ground floor features include a practical utility room and a garage, providing ample storage and convenience. Upstairs, Springwell House boasts five generously-sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The tastefully designed modern bathroom complements the home's contemporary styles, providing a tranquil space for daily routines. Springwell House presents a rare opportunity to own a piece of history while enjoying the comforts of modern living. Its exceptional location, combined with its stunning architecture and thoughtfully updated interiors, makes it a perfect home for those seeking a harmonious blend of the old and the new.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful 16th Century Cottage
- South/West Facing Gardens
- Close to Shops, Schools & Amenities
- Four/Five Bedrooms
- Garage/Parking
- Hillside Location
- Gas Central Heating
- EPC - D



## ROOM DESCRIPTIONS

### Entrance

Entrance porch with updated oak door, glazed windows to either side and door through to;

### Family Room

16' 4" x 16' 0" (4.98m x 4.88m) Dual aspect windows to rear and front with bay window seat, wood burner fireplace with stone base and mantel, oak flooring, radiator, stairs rising to the first floor landing

### Living Room

14' 0" x 15' 7" (4.27m x 4.75m) Window to front with bay window seat, window to rear, patio doors opening to the rear garden, capped feature fireplace with tiled surround and wooden mantel, radiator.

### Kitchen/Dining Room

12' 0" x 17' 9" (3.66m x 5.41m) The kitchen features windows on both the front and rear sides, providing a dual aspect. It is equipped with a selection of coordinated eye-level and base units, complemented by worktops and a tiled backsplash. There is an inset sink with an adjacent drainer and a mixer tap, along with an inset gas hob and extractor fan. A freestanding range cooker is available (negotiable), also with an extractor fan above. The moveable island offers extra storage, and there is plenty of space for a dining table and chairs. The kitchen has tiled flooring, a radiator, a door leading to stairs that ascend to the fourth bedroom, and a rear door that opens to:

### Conservatory

10' 0" x 7' 0" (3.05m x 2.13m) UPVD double glazed windows to rear garden aspect, UPVC double glazed french doors opening to rear garden.

### Utility Room

10' 0" x 8' 6" (3.05m x 2.59m) A worktop area with plumbing connections for a washing machine and tumble dryer, a built-in storage cupboard with a hand wash basin and taps above, tiled flooring, and a door leading to the internal garage, as well as a door to

### Downstairs Cloakroom

Low level WC, corner wash hand basin

### Bedroom One

14' 0" x 16' 0" (4.27m x 4.88m) Double glazed windows with dual aspects and window seats, radiator and capped fireplace

### Bedroom Two

12' 0" x 13' 1" (3.66m x 3.99m) Double glazed window to front aspect, radiator.

### Bedroom Three

11' 0" x 10' 7" (3.35m x 3.23m) Double glazed window to front aspect, radiator.

### Bedroom four

7' 0" x 16' 1" (2.13m x 4.90m) The room features windows on both the front and rear sides, a radiator, and stairs descending to the kitchen/dining room. There is an airing cupboard that houses the gas central heating boiler, a rear door leading to a potential roof terrace

### Bedroom Five

8' 0" x 8' 2" (2.44m x 2.49m) Double glazed window to front aspect, radiator.

### Family Bathroom

8' 0" x 5' 8" (2.44m x 1.73m) With a window at the rear, the bathroom has been updated with a modern white suite, including a low-level WC and a hand wash basin with a mixer tap set into a storage vanity unit. It features an 'L'-shaped paneled bath with a mains rainfall shower and a separate handheld showerhead attachment. Additional elements include a towel radiator, thermal tiled flooring, tiled walls, an extractor fan, and downlights.

### En Suite

Low level WC, wash hand basin, enclosed shower with shower attachment.

### Rear Garden

Exiting the conservatory or sitting room, you step onto a paved area with a few steps leading up to the picturesque rear garden. The garden is mostly lawn, featuring a beautiful assortment of mature trees, shrubs, and plants, multiple entertaining areas, and plenty of outdoor storage.

### Garage and Parking

The garage features large doors that open to the front and includes power, lighting, and a convenient door leading to the utility room. In front of the garage, there is off-street parking space available for at least one vehicle.



# FLOORPLAN & EPC

