

The Old Wagon House, Back Lane, Kingston Seymour, Clevedon,
Somerset. BS21 6XA

£800,000 Freehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to The Old Wagon House, a Masterpiece of Elegance and Charm in Kingston Seymour. Nestled on the enchanting Back Lane of Kingston Seymour, The Old Wagon House stands as a testament to timeless beauty and exquisite living. This stunning four-bedroom residence, replete with history and modern allure, invites you into a world of tranquility and luxury.

Stepping inside, you're greeted by a sense of grandeur. The heart of this residence, the living room, boasts high vaulted ceilings adorned with exposed beams that stretch towards the sky, echoing the property's historical roots. Sunlight dances through the windows, illuminating the space and casting a warm, inviting glow.

The Old Wagon House also boasts a separate annexe, lovingly converted from a barn. This space offers versatility - whether it's a guest suite, a private home office, or a creative studio, the possibilities are boundless.

Beyond the walls, discover a verdant oasis. Manicured gardens stretch in every direction, showcasing nature's vibrant colors and fragrances. Ample parking surrounds the property, providing utmost convenience for you and your guests. And for the automotive enthusiast or simply those who appreciate space, a double garage stands proudly, ready to house your vehicles and cherished possessions.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- House With Annex
- Four Bedroom House
- One Bedroom Annex
- Double Garage
- Wood Burner
- Sought After Location
- Main With En Suite
- Front and Rear Gardens
- Mezzanine Landing



ROOM DESCRIPTIONS

Entrance

Enter via double glazed door through to;

Entrance Hall

Doors off to living room, kitchen, cloakroom and bedroom, under stair storage and stairs rising to first floor landing.

Living Room

14' 4" x 27' 4" (4.37m x 8.33m) Exposed stone walls run through the beautiful living room, window to front aspect and multiple sky lights, door to side aspect, exposed stone fireplace with wood burner, radiator and stairs rising to mezzanine landing.

Mezzanine Landing

14' 3" x 9' 6" (4.34m x 2.90m)

Kitchen

15' 7" x 12' 3" (4.75m x 3.73m) Double glazed windows to side aspect, inset one and a half bowl sink and drainer, space for cooker with integrated extractor fan, space and plumbing for dish washer, perfect area for dining room table. Open arch through to utility room with space and plumbing for washing machine and space for fridge freezer, door to rear garden.

Cloakroom

Fully tiled cloakroom with low level WC, vanity wash hand basin with mixer taps over, extractor fan.

Bedroom

17' 9" x 11' 8" (5.41m x 3.56m) Double glazed sliding doors opening to rear garden, built in wardrobe, door to storage cupboard, radiator and door through to;

En Suite

Three piece white suite comprising low level WC, pedestal wash hand basin, bath with mixer taps over and hand held shower attachment, bidet and heated towel rail.

Stairs Rising to First Floor Landing

Exposed beams with further sky lights, doors to all upstairs rooms

Bedroom

12' 9" x 11' 8" (3.89m x 3.56m) Double glazed sky lights to side aspect, radiator.

Bathroom

8' 8" x 6' 3" (2.64m x 1.91m) Double glazed sky light to side aspect, bath suite comprising corner bath with mixer taps, low level WC, wash hand basin and a fully enclosed shower cubicle with fitted electric shower attachment, heated towel rail.

Bedroom

9' 6" x 11' 11" (2.90m x 3.63m) Double glazed sky light to side aspect, radiator.

Bedroom

9' 2" x 12' 10" (2.79m x 3.91m) Double glazed sky light to front aspect, radiator.

Rear Garden

Fully enclosed rear garden, enclosed by stone walling, mainly laid to lawn, patio area perfect for dining, gate to front of property, door through to;

Annex

Bedroom/Living Room

13' 5" x 11' 9" (4.09m x 3.58m) Exposed beams to ceiling, double glazed sky lights, storage cupboard, door through to;

Cloakroom

Double glazed window to side aspect, low level WC, pedestal wash hand basin, storage cupboard

Kitchen

Range of base units inset round sink and mixer taps over, space for fridge freezer, space for washing machine

Front Gardens

Stone chippings allowing ample parking, enclosed front garden mainly laid to lawn.

Garage

18' 3" x 17' 2" (5.56m x 5.23m) Double glazed window with side aspect, power, up and over door to front with storage above.



FLOORPLAN & EPC



Approximate total area⁽¹⁾

2235.73 ft²
207.71 m²

Reduced headroom

122.70 ft²
11.40 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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