

The Laurels, Bridge Road, Bleadon, Weston-Super-Mare,
Somerset. BS24 0AU

£400,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to offer this recently refurbished property nestled in the highly sought-after village of Bleadon, North Somerset.

'The Laurels' is an enchanting, character-filled country-style cottage - this charming residence has been lovingly refurbished almost throughout both inside & outside by our vendors & now offers versatile living spaces, including a spacious living room with snug, an open-plan dining room with recently re-fitted kitchen, a study (or additional 4th bedroom), further reception room, a utility room, a cloakroom (suite not currently fitted), and a light-filled conservatory.

The first floor extends the accommodation with a family bathroom, three further bedrooms, and an additional shower room.

The front of the property provides generous off-street parking for up to six vehicles, as well as a double garage with power & light and a delightful, landscaped cottage garden complete with an original well. Stepping outside into the rear garden is a true delight; a spacious lawn is complemented by patio and gravelled areas, along with a shed, a glasshouse, and a raised summer house that offers views across the entire garden.

Full of charm, character, and period features within a picturesque setting, 'The Laurels' is a quintessential countryside retreat.

This property is sure to attract much attention & we recommend an early viewing in order to fully appreciate not just the immaculate interior but the beautiful gardens too.

FEATURES

- Cottage Style House
- Popular Village Location
- Three/Four Bedrooms
- Recently Decorated & Upgraded Throughout
- Gorgeous Landscaped Rear Garden
- Vendors have found onward purchase
- Spacious & Flexible Accommodation
- Freehold
- EPC - D
- Council Tax Band - E



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Composite double glazed door, wood effect laminate flooring, electric heater, UPVC double glazed window, timber stable door opening to living room.

Living Room with Snug Area

Good size room with Inglenook fireplace housing a large wood burner with recently installed turning wooden staircase rising to first floor.

This stunning room oozes character and charm with exposed ceiling joists, two UPVC double glazed windows, and double doors to reception room/bedroom 4, door to kitchen/dining room, two radiators, three wall lights, air filtration system.

Reception Room/Bedroom 4

Dual aspect UPVC double glazed windows to front and side, exposed ceiling beams, radiator.

Dining Room/Kitchen

Recently installed range of wall and floor units with contrasting dark blue & grey cupboards & Quartz effect work surfaces with tiled splashbacks. Integrated Bosch double oven and separate gas hob with stainless steel chimney style extractor hood over, stainless steel sink & drainer.

Inset ceiling spotlights, exposed timber ceiling beam, UPVC double glazed window to rear garden, ceramic tiled floor, cupboard housing 'Worcester' wall mounted gas fired boiler and controls, door to study.

Dining Area:

Hard wood parquet flooring, UPVC double glazed window to conservatory, timber framed glazed door to conservatory, radiator.

Conservatory

Dwarf walls with UPVC double glazed windows over, double patio doors opening to the rear garden. Tiled floor, two wall lights, radiator.

Study

Exposed ceiling timbers, UPVC double glazed window to side, built in cupboard, radiator, door to utility room.

Utility Room

Complementary worksurface with space & plumbing for two appliances below. Exposed ceiling timbers, UPVC double glazed window, inset ceiling spotlights, door to cloakroom, radiator.

Cloakroom

Not currently installed but water & drainage ready for a suite to be fitted. Exposed ceiling timbers, inset spotlight, UPVC double glazed window to rear, radiator.

First Floor

Landing

Feature exposed stone wall behind recently installed turning wooden staircase. Radiator, doors to all rooms.

Bedroom One

Dual aspect UPVC double glazed windows to front and side with pleasant views over open fields. Radiator, loft access.

Bedroom Two

UPVC double glazed window overlooking rear garden, radiator.

Bedroom Three

UPVC double glazed window overlooking rear garden, radiator, a range of built-in wardrobe & storage.

Bathroom

Modern white suite consisting panel bath, corner shower enclosure with mains fed shower with monsoon style head & further shower attachment with sliding glass doors, low level W/C, bowl type basin sat on storage cupboard.

Fully tiled walls and floor, heated towel rail, radiator, Obscure double glazed window, inset ceiling spotlights.

Shower Room

White suite consisting low level WC, wash hand basin, shower enclosure with electric 'Mira' shower and glass door.

Fully tiled walls and floor, radiator, UPVC double glazed window, inset spotlights.

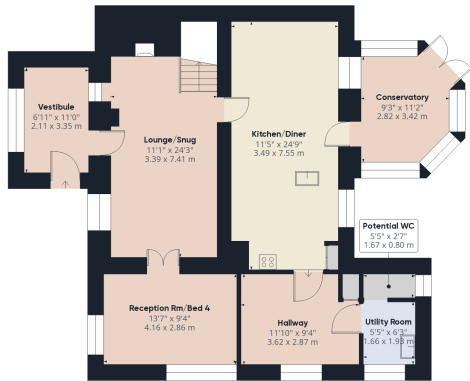
Outside

A real feature of the sale is the garden to the rear which has been largely landscaped & now provides many areas of interest including a level lawned area, patio, gravel, water feature, raised area housing summer house. In addition there is a small shed and glass house. Gate to driveway.

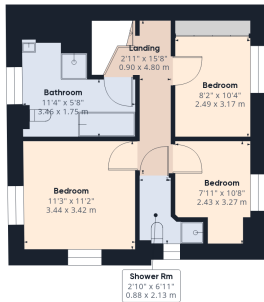
To the front and side of the property is a tarmac driveway with additional stone chip area providing parking for up to six vehicles sat behind a five-bar gate. To the rear of the driveway is a detached double garage with twin up & over doors. Power & light, useful eves storage area.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1495 ft²
138.89 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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