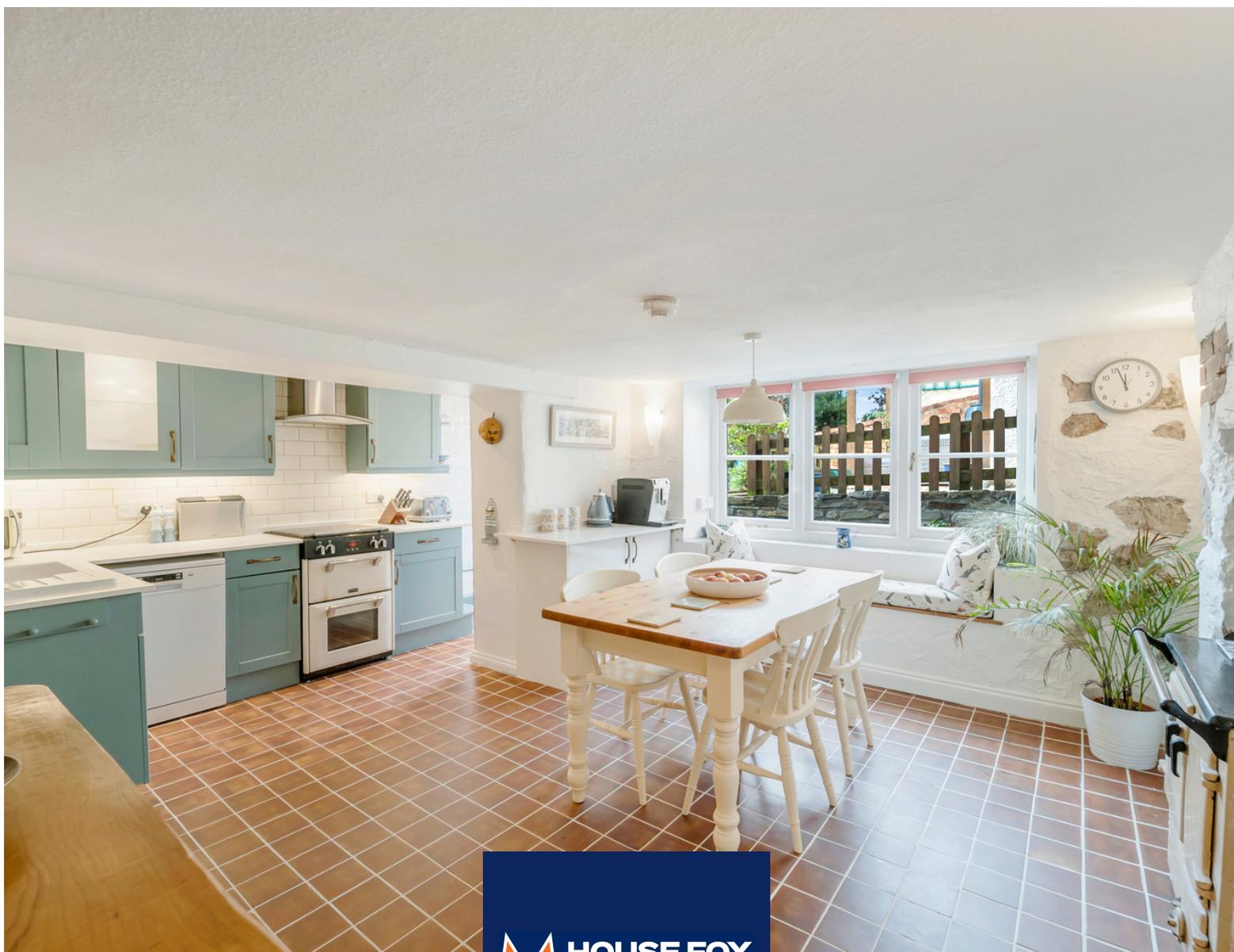


Upper Church Road, Weston-Super-Mare, Somerset. BS23 2DY

£339,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... 'The Cottage' Nestled in a peaceful location, this enchanting three-bedroom detached cottage exudes character and charm, dating back to the 19th century. Thoughtfully maintained, the property showcases a wealth of original features, including stunning cast iron fireplaces in each of the three generously-sized bedrooms, offering a warm and inviting atmosphere. The ground floor welcomes you with a spacious and beautifully designed kitchen/dining room, ideal for hosting gatherings and family meals. The kitchen is well-equipped and thoughtfully laid out, with direct access to the delightful south-westerly facing garden, a perfect spot for al fresco dining and relaxing in the sunshine. The living room is equally inviting, with French doors that also open onto the garden, allowing for a seamless indoor-outdoor living experience. A highlight of the home is the master bedroom, which offers both comfort and luxury with its en suite bathroom and walk-in wardrobe. This private retreat is perfect for unwinding at the end of the day. The additional bedrooms are equally charming, each featuring their own unique character and period details. Adding to the convenience and appeal of this property is a detached garage, providing ample space for parking and additional storage. The beautifully designed cloakroom and bathroom further enhance the home's practicality and style. This cottage is a rare find, blending period charm with modern comforts, and offering a unique opportunity to own a piece of history in a tranquil setting. It's not just a home, but a lifestyle, one that promises comfort, elegance, and a connection to the past.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful 19th Century Cottage
- Three Lovely Bedrooms
- Fully Detached With a Detached Garage
- Garage (Parking Inside of Garage)
- Close to Weston Seafront
- Accommodation Over Three Floors
- South Westerly Facing Garden
- Decorated to a Very High Standard
- En Suite to Main Bedroom



ROOM DESCRIPTIONS

Entrance

Enter via UPVC double glazed door opening through to porch with main front door opening into;

Entrance Hall

Stripped and exposed floorboards, radiator, wall-mounted light fixtures, Velux window, staircase leading up to the first-floor accommodation, with a door and additional staircase descending to the lower ground floor kitchen/diner.

Living Room

12' 4" x 11' 3" (3.76m x 3.43m) A double-glazed bay window at the front, along with double-glazed French doors on the side, provides access to the garden and a door leading to the garage. The room features a striking cast iron fireplace set on a black slate hearth with a matching surround, complemented by exposed floorboards and two radiators.

Bedroom Three/Study

9' 6" x 9' 7" (2.90m x 2.92m) Double-glazed window positioned on the side. Cast iron fireplace with a painted surround and mantelpiece above, set on a tiled hearth. Includes a radiator, built-in cupboards for storage, and a small recessed shelving nook.

Bathroom

3' 11" x 7' 8" (1.19m x 2.34m) Serene bathroom features a double-glazed, obscure window on the side, allowing for natural light while ensuring privacy. The highlight of the room is a beautiful Japanese soak bath, perfect for deep relaxation. A sleek vanity wash hand basin adds both functionality and style, while a heated towel rail provides warmth and comfort.

Cloakroom

Beautiful Velux window allowing light, vanity wash hand basin, low level WC and heated towel rail.

Stairs Descending To

Kitchen/Dining Room

15' 4" x 14' 11" (4.67m x 4.55m) The space features a charming coal-fired oven and a wide, double-glazed window with a cozy window seat that overlooks the garden. The room is finished with a tiled floor and a radiator, providing ample space for a large dining table and chairs. Door opens to a convenient walk-in larder, complete with space for a fridge/freezer, a storage cupboard, and high-level meters, all set on a tiled floor. The kitchen area is well-equipped with a range of fitted wall and base units, including glass display units with concealed lighting. It also has work surfaces with an inset sink and drainer, space for a dishwasher and cooker with an integral extractor hood, and ceiling spotlights. A double-glazed door provides access to the rear garden, and a further door leads to the laundry room, which is equipped with space and plumbing for a stacked washing machine and tumble dryer, as well as a tiled floor and radiator. Additionally, there is a useful under-stairs storage area accessible through another door.

Two Staircases Leading to Top Floor

Main Bedroom

12' 0" x 10' 2" (3.66m x 3.10m) The room features a cast iron fireplace with a hearth and a painted surround, complemented by a radiator and a double-glazed window facing the front aspect. It also includes twin sliding doors with cast iron sliders, leading to a walk-in wardrobe equipped with hanging rails and lighting. A second sliding door opens to another area beyond.

En Suite

7' 10" x 4' 2" (2.39m x 1.27m) Beautifully designed suite comprising low level Wc, vanity wash hand basin, fully enclosed shower cubicle with waterfall shower attachment, extractor fan.

Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m) Double glazed window to side aspect, cast iron feature fireplace and radiator.

Garage

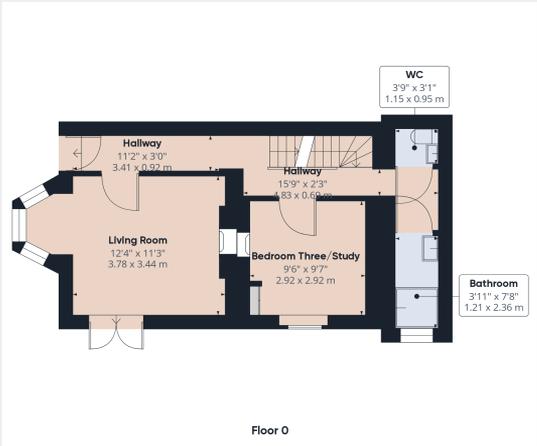
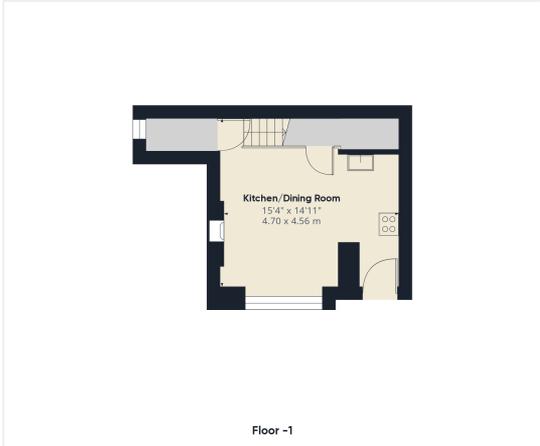
14' 8" x 8' 2" (4.47m x 2.49m) Up and over door to the front, current owners park car in garage then secondary car in front.

Rear Garden

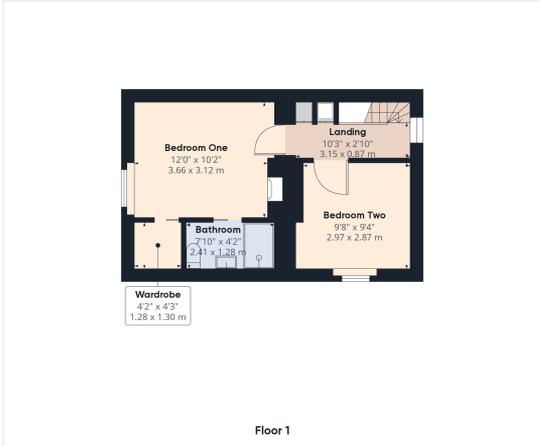
The charming side garden features a decked area accessible from the sitting room, with steps leading down to a lower garden area. This lower area combines stone chippings and paving and is adorned with a pergola. Additional steps provide access to the kitchen door and a path that runs alongside the property, leading to a basement storage area. There is also a personal door leading to the garage. The garden predominantly faces west, offering partial views of the sea and pier.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
 951.1 ft²
 88.36 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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