



LOXLEY HOUSE, BALMORAL WAY

Weston-Super-Mare, BS22 9AF

£680,000 O.I.R.O



PROPERTY DESCRIPTION

Mayfair Town & Country are delighted to offer this beautiful Detached Victorian home located on Weston Hillside, offering a taste of country living with the advantages of a town setting. This imposing home boasts extensive panoramic views to the Mendip Hills and across Weston towards the sea. This is a property to suit a variety of lifestyles & interests. Utilise the versatile outbuildings to create an art studio or be distracted by the view from your home office. Relax & unwind in the private outdoor swimming pool. With an acre of terraced garden enjoying never ending views and its adjoining six acres of woodland this property is not to be missed. To truly appreciate the

Situation

Well situated in an elevated position overlooking Weston-super-Mare with great views towards the Mendip Hills and well placed to take advantage of the local amenities.

The local area*

2.18 x miles – Junction 21, M5

1.54 x miles – Worle Parkway Train Station

1.06 x miles – Milton Train Station

1.79 x miles – Weston Sea Front

* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council. Council Tax Band E.

EPC Rating - E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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PROPERTY DESCRIPTION

Upvc obscured double glazed door into Entrance Vestibule.

Entrance Vestibule 5' 0" x 5' 10" (1.52m x 1.78m)

Coved ceiling, dado rail, engineered hardwood flooring, glass panels and door with glass panel leading into Entrance Hall.

Entrance Hall

Coved ceiling, picture rail, engineered hardwood flooring, radiator, smoke alarm, stairs rising to first floor landing, airing cupboard housing Vaillant gas combi-boiler servicing hot water and heating to the property. Doors to Cloakroom, Sitting Room, Drawing Room and Kitchen/Diner.

Cloakroom 7' 7" x 2' 7" (2.31m x 0.79m)

White low level wc, wall mounted wash hand basin with twin taps over and tiled splashbacks, radiator, extractor fan and cupboard.

Kitchen/Diner 17' 3" x 13' 0" (5.25m x 3.96m)

Dual aspect Upvc double glazed windows with superb views across Weston-Super-Mare and towards the Mendip Hills. A modern range of cream and aubergine gloss cupboard and drawer units with underlighting, galaxy black granite work surfaces and tiled splash backs. Four ring Cooke & Lewis induction hob with Zanussi extractor fan over. Eye level built in Cooke & Lewis oven and microwave. One and a half stainless steel inset sink unit with granite drainer surface and chrome mixer tap over. Integrated Candy dishwasher, integrated fridge, skylight, tiled flooring, two radiators, beams, telephone point and stable door leading to Rear Porch.

Rear Porch

Upvc obscured double glazed door leading to garden, Upvc double glazed window, matching wall and floor cupboard units as the kitchen with granite work surfaces. Integrated Candy washing machine and tiled flooring.

Drawing Room 25' 5" x 14' 8" (7.74m x 4.47m)

Dual aspect Upvc double window and bay window with far reaching views over Weston-Super-Mare and towards the Mendip Hills. Inset gas fire with flagstone hearth and wooden surround. Dado rail, coved ceiling, television point, two radiators and door leading back to Entrance Hall.

Sitting Room 11' 9" x 11' 8" (3.58m x 3.55m)

Upvc double glazed to side, Upvc double glazed door leading to Veranda enjoying far reaching views over Weston-Super-Mare and towards the Mendip Hills.

Bedroom 5/Study 10' 9" x 9' 10" (3.27m x 2.99m)

Two Upvc double glazed windows, radiator, laminate flooring, built in desk with storage cupboards.

Landing

Upvc double glazed window, radiator, coved ceiling, picture rail, smoke alarm, loft access, doors to bedrooms and bathroom.

Master Bedroom 11' 5" x 11' 7" (3.48m x 3.53m)

door from Landing leading into dressing area with built in wardrobe and door into En-Suite and archway through to Master Bedroom with dual aspect Upvc double glazed windows to front and side with far reaching view over Weston-Super-Mare, toward the Mendip Hills and Bridgwater Bay. Coved ceiling, radiator, built in wardrobes with down lighters, two side cabinets and drawer unit.

En-suite

Upvc partially obscured double glazed window to side, three piece white suite comprising of panelled bath with twin taps over and Triton shower attachment above. Pedestal wash hand basin with twin taps overs and low level wc. Wall mounted double cupboard, chrome heated towel rail, coved ceiling, extractor fan, shaver point and tiled flooring.

PROPERTY DESCRIPTION

Bedroom 2 11' 5" x 9' 8" (3.48m x 2.94m)

Upvc double glazed window to front with far reaching views over Weston-Super-Mare and toward the Mendip Hills. Radiator, built in double wardrobes with sliding mirror doors and coved ceiling.

Bedroom 3 11' 5" x 9' 4" (3.48m x 2.84m)

Upvc double glazed window to side, radiator and coved ceiling.

Bedroom 4 9' 3" x 8' 9" (2.82m x 2.66m)

Dual aspect with Upvc double glazed windows to front and side with far reaching views over Weston-Super-Mare and towards the Mendip Hills. Coved ceiling, radiator and two telephone points.

Family Bathroom

Upvc frosted double glazed window to side, a three piece suite comprising of low level wc, pedestal wash hand basin with mixer tap over, panelled bath with twin taps and chrome shower attachment over. Partially tiled walls, chrome heated towel rail, extractor fan and tiled flooring.

Cellar

Upvc door leading into Cellar with several Upvc double glazed window to front, two radiators, power and lighting. Divided into several different rooms for storage.

Outside

A shared access roadway which is accessed via Balmoral Way. This leads to private drive with Double Garage (16'8" x 16'8") with electric up and over door, power and lighting. The property is access via an iron gate with pathway and steps leading up to the property with raised slate border and lawn area and mature raised shrub border to the front of the property.

There are steps to the left leading up to front Entrance Door and steps to the right with mature fruit trees, hedges and flower beds leading to one of several seating area with stunning views over Weston-Super-Mare.

This in turn leads on to the Rear Porch, Outbuilding and Gardens.

Outbuilding 1 (7'7" x 6'7") Upvc double glazed door into Outbuilding, Upvc double glazed window to front, space for tumble dryer, space for fridge and freezer, wall mounted cupboard, power, lighting and tiled flooring.

Outbuilding 2 (21'09" x 7'3") Upvc double glazed french doors into outbuilding, Upvc double glazed window, power, lighting and tiled flooring.

Access to lower level of garden with grass pathway with fish pond and mature hedges and raised flower borders. Lawn area leading to 25' decked area with seating to enjoy the superb far reaching views across Weston-Super-Mare and towards the Mendip Hills. A stone path leading to further terraced garden with timber Summer House with power and lighting. This continues down to a pathway giving access to gated 30' Swimming Pool and Pump Room.

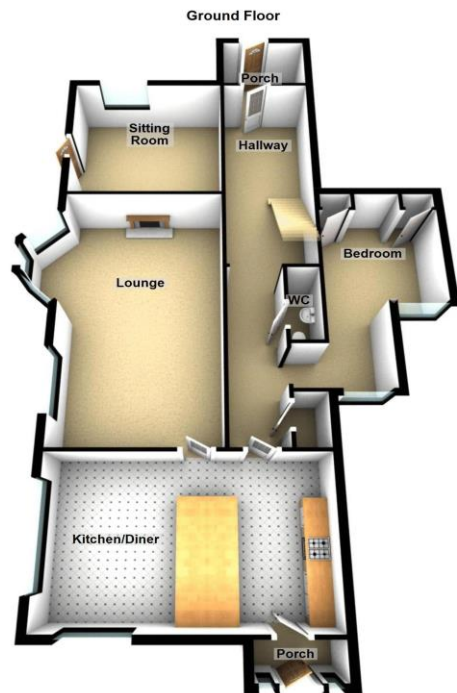
The whole garden sits in approximately one acre of land and enjoy a Southerly aspect.

In addition to the garden for the property, there is also approximately six acres of Woodland which has an informal public footpath which runs along the southern boundary.

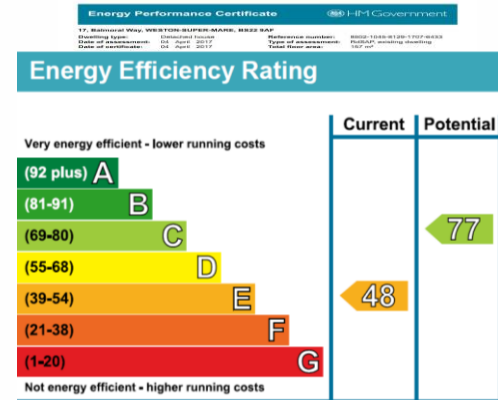








For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.
Plan produced using PlanUp.



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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

- 1 Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2 Floor plans - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being a representation either by the Seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

