



Brockley Lodge, 73 Beach Road, Weston-super-Mare, North Somerset, BS23 4BQ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£795,000

David Plaister Ltd are delighted to present to the market this magnificent five/six bedroom, semi-detached, freehold family home, exuding Victorian splendour and offering a delightful Atlantic sea breeze with mesmerizing views. You will be captivated by the perfect fusion of historical architecture and contemporary luxury that this property has to offer. Impeccably restored and diligently maintained by its current owners, this home showcases a harmonious blend of period features combined with modern comforts. Spread across three stories, this home boasts flexible living spaces, making it ideal for multi-generational living with a ground floor shower room and potential ground floor bedroom six. The period features are prevalent throughout the property, creating an ambiance that transports you back in time. From ornate cornices and fireplaces to elegant bay windows and high ceilings, every detail has been thoughtfully preserved. The grandeur of this property is further enhanced by the stunning coastal views that can be enjoyed from various vantage points including every bedroom. Take a shower in the master en-suite whilst enjoying the sea front vistas! Whether it's relaxing in the spacious bedrooms, hosting gatherings in the generously proportioned living areas, or unwinding in the garden, this remarkable home provides an exquisite living experience. Occupying an ideal, front line position on Weston's prolific seafront, the property is on the level and just a stone's throw away from the beach, shops, restaurants and town centre with local amenities close by. A regular bus service is within reach which offers transport to most areas of the town and outlying districts. Viewing this fantastic home is highly recommended by the agent. The property has been fully re-wired, re-plumbed with a new boiler installed in the last five years. EPC rating D62, Council Tax Band F.

- Victorian splendour with Atlantic sea breeze and views
- Sympathetically restored and maintained by current owners
- A blend of historical architecture and cosmopolitan luxury
- With flexible living, presented over three stories the property would suit multi generational living
- Within reach of seafront, bus routes, schools, parks and golf-course
- A super five / six bedroom semi-detached family home
- Period features throughout





Accommodation

Entrance

Period entrance door to entrance vestibule with decorative ceiling feature, leaded glass fixed window, secondary door and side panels, tiled floor to hallway.

Hallway

Wow what an entrance! Decorative ceiling features, doors to principal ground floor rooms, column radiator, period stair flight rising to first floor through to half landing.

Sitting Room 13' 10" x 13' 9" (4.22m x 4.19m) (into recess plus bay)

A light, bright and airy room with a view to die for... Decorative ceiling features centre and wall lights, column radiator, timber panelling surrounding a bay of UPVC sliding sash windows, stripped wood flooring, one UPVC sliding sash side window, super stone fire place and hearth with free standing wood burner for those cold evenings.

Living Room 15' 5" x 13' 7" (4.70m x 4.13m) (into recess)

A cosy room with decorative ceiling coving, timber frame single glazed sliding sash window plus one UPVC double glazed window, bespoke oak bookshelves, basket type open fire place with stone surround and mantle over a slate hearth, stripped floor boards, column radiator.

Cloakroom 7' 7" x 4' 1" (2.31m x 1.24m)

Under-stairs cloakroom with a low level W/C, vinyl flooring, wash hand basin over fitted vanity units, trap door entrance to cellar rooms and wall light.

Dining Room / Bedroom Six 11' 10" x 11' 5" (3.60m x 3.49m)

A superb dining area with two timber framed single glazed sash windows, radiator, coved ceiling and ceiling light. Previous used as a ground floor bedroom with a door to an en-suite style shower room.

En-suite Style Shower Room

A recently fitted en-suite shower room, with a low level W/C, wash hand basin over vanity unit, part-tiled walls, enclosed mains fed shower, extraction fan, wall and ceiling light.

Kitchen / Breakfast / Dining Room 19' 8" x 12' 10" (6.00m x 3.90m) + 13' 1" x 9' 1" (3.98m x 2.77m)

Wow! An amazing area overlooking the rear garden and open sky above. An extensive range of hand painted wall and floor units with granite roll edge worktops, upstands and tiled splashbacks over, space for double fridge freezer, integrated twin ovens, dishwasher, wine cooler, space and plumbing for appliances, central cooking island to match kitchen with eight plate induction hob inset into the granite, underfloor heating warms the area which is finished by a delightful conservatory with painted (green) UPVC double glazed windows, doors and double glazed pitched roof. A cupboard houses a recently replaced 'Glowworm' wall mounted gas fired boiler and controls, limestone flooring with underfloor heating.

Stairs Rising to First Floor from Hallway to Landing



Landing

With doors to first floor rooms, timber balustrade and galleried style landing, part coved ceiling with ceiling spotlights and ceiling light, radiator.

Master Bedroom 14' 0" x 13' 8" (4.26m x 4.17m) (into recess plus bay)

An impressive primary bedroom. Again a room of plenty with views and aspect that can only be described as impressive. Coved ceiling, column radiator, UPVC double glazed bay and side windows. A spacious room to be envious of. Door to en-suite shower room and dressing room.

En-suite

A recently fitted en-suite shower room with tile flooring and walls, low level W/C, floating style wash hand basin, enclosed mains fed shower, radiator, UPVC double glazed sliding sash window, extraction fan, ceiling spotlights.

Dressing Room

A most useful dressing cupboard with fitted shelving and hanging rails, ceiling light.

Bedroom Two 15' 8" x 13' 2" (4.77m x 4.01m)

A spacious bright room with decorative coved ceiling, UPVC double glazed sliding sash window to front of property and timber framed single glazed sliding sash window to side, radiator, sea views.

Bedroom Three 11' 10" x 11' 6" (3.60m x 3.50m)

Coved ceiling, timber framed single glazed sliding sash windows with sea views, radiator, ceiling light.

Bathroom 8' 1" x 6' 8" (2.47m x 2.02m)

A bathroom to be proud of with wood effect laminate vinyl tile flooring, characterful part timber panelled walls, low level W/C, wash hand basin and pedestal, super roll top bath, walk-in style mains fed shower and shower screen, radiator, two timber framed single glazed sash windows, wall and ceiling lights with part coved ceilings.

Stairs with Timber Balustrade Rising to Second Floor Landing

Second Floor Landing

A light and bright landing area with a double glazed skylight window, eaves storage cupboard, timber balustrade offering a galleried landing, sloping ceilings radiator ceiling spotlights and doors too second floor rooms.

Bedroom Four 11' 7" x 6' 11" (3.52m x 2.10m)

A super double bedroom with part sloping ceilings two double glazed skylight windows offering tremendous sea views, eaves storage cupboards, radiator and ceiling spotlights.

Bedroom Five

Another good size double bedroom with sloping ceilings, two double glazed skylight windows, radiator and ceiling spotlights.





Shower Room 7' 7" x 5' 10" (2.30m x 1.79m)

With tile flooring and part tiled walls, low level W/C, wash hand basin over vanity unit, enclosed electric shower, heated towel rail, part-sloping ceilings with a double glazed skylight window, extraction fan and ceiling spotlights.

Outside

Front

A super period feel when you enter through impressive wrought iron gates to a gravel driveway leading to the house and garage. There is also a planted area which provides privacy, shelter and structure to the front of the property.

Rear

A private and enclosed rear garden mostly laid to lawn with well-presented flower and shrub borders. Immediately to the rear of the property is a super raised timber decking with steps down to the lawn area. To the rear of the garden is a fantastic patio area with raised stone built borders, summer house with power supply, mature trees, shrubs and hedging.

Garage

A 'single block built' garage with a roller shutter door, and pedestrian door to the rear garden.

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.







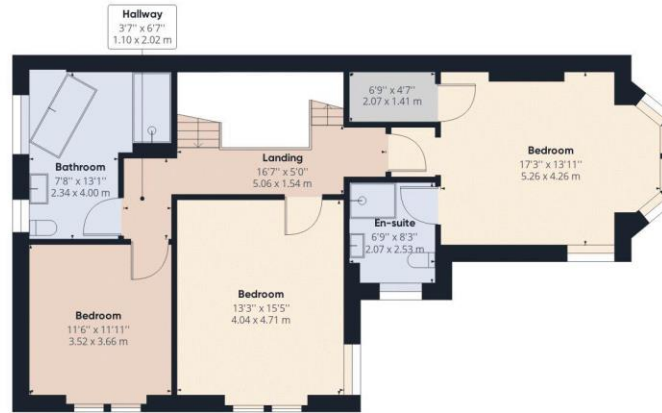




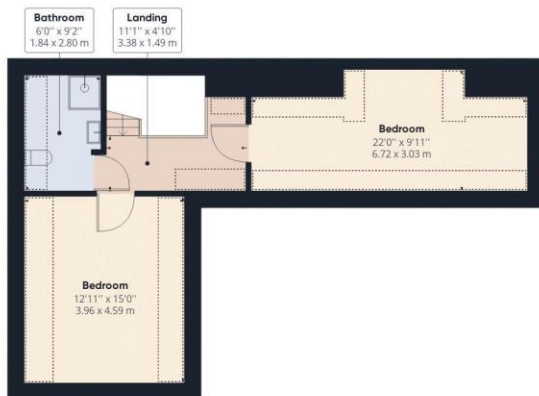




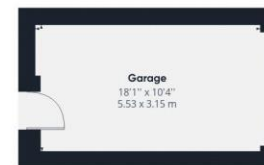
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2907.36 ft²

270.10 m²

Reduced headroom

162.98 ft²

15.14 m²

(1) Excluding balconies and terraces

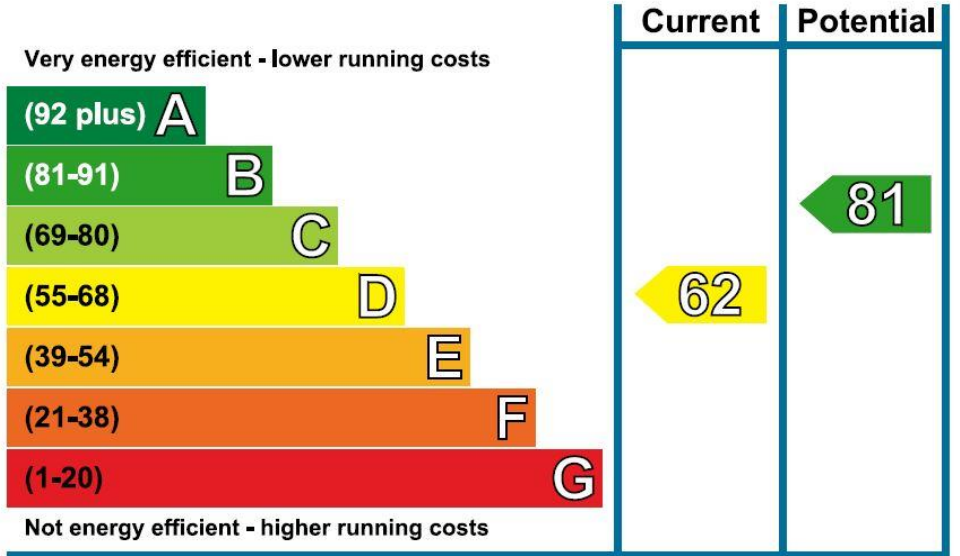
☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk