



# MONKS REST, 37 MONKS HILL, WORLEBURY, WESTON-SUPER-MARE, BS22 9RQ

A deceptively spacious 4/5 bedroom family home with driveway parking and double garage in an elevated location with outstanding coastal views and landscaped gardens

Approx 2,610 sq ft flexible accommodation

Superb kitchen/dining room

Sitting room with wood burner

Conservatory/play room

Utility room

2 en-suite bedrooms and family bathroom

Double garage and ample driveway parking

Elevated position with outstanding coastal views

Enclosed landscaped gardens

Convenient for access to M5

This unique home is truly stunning, both in its location and its quality and style. The spacious accommodation of some 2,610 sq ft is cleverly designed to take full advantage of the lovely coastal views from the elevated location, with many places to sit and enjoy the vista from both inside and out in the landscaped gardens.

The property is approached via the block paved frontage on to the lit covered walkway. The glazed lobby entrance provides a quiet suntrap and opens into the spacious hallway at the end of which is the kitchen/dining room. This incorporates a comprehensive range of modern, stylish cream units with attractive worktops and there is a built-in dishwasher, fridge/freezer, microwave and Rangemaster oven. A side door provides access down some stairs to the garden paths surrounding the property. There is a separate utility room with space for washing machine, tumble dryer and additional fridge/freezer. The double aspect dining area is the perfect space for entertaining or family dining and double doors lead into the spacious sitting room. This wonderfully light and comfortable room features an attractively carved wooden fireplace housing a woodburning stove and there are glorious sea views. The conservatory/play room leads off the sitting room, and gives access to a decked walkway that runs around one side of the building, from which there are breathtaking sea views.

Downstairs there are 2 large double bedrooms, a family bathroom and a single bedroom (which could be used as a home office/study or a family room) off which French doors open onto a covered terrace that runs around the bottom of the property.

The upper floor has two really spacious en-suite bedrooms: the principal bedroom suite includes a dressing area with fitted wardrobes and an en-suite bathroom with corner bath and separate shower, and the second double bedroom has an en-suite bathroom.



Agent's note – some photographs were taken February 2020



## Outside

The total plot measures approximately 1/3<sup>rd</sup> of an acre and has been beautifully arranged. To the front there is a spacious block paved parking area and a double garage with electric up/over door and plenty of storage space. A 22' covered walkway with outside lighting connects the side garage door to the house, and the gated access to a decked walkway. The enclosed landscaped gardens are an utter delight, featuring a variety of mature shrubs and trees along with a lawned area with a small pond and a natural woodland area. The garden is beautifully terraced, creating variety and interest and a number of sunny spots for different times of the day.

## Location

Weston-super-Mare town centre offers a wide range of shopping and leisure facilities along with a variety of schools. For those travelling further afield there are mainline railway connections at Worle Parkway and Weston-super-Mare within 2.4 miles, providing access to Bristol, London Paddington and other major cities. Access to the M5 Motorway network is within 3 miles at Junction 21 (St Georges).

### Important Notice:

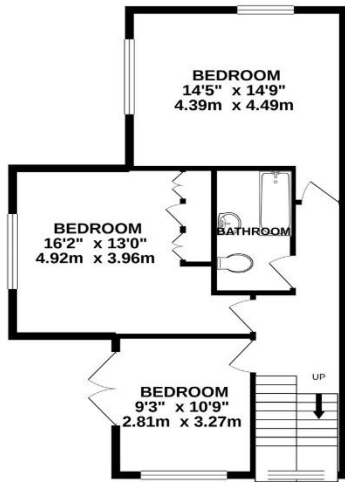
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



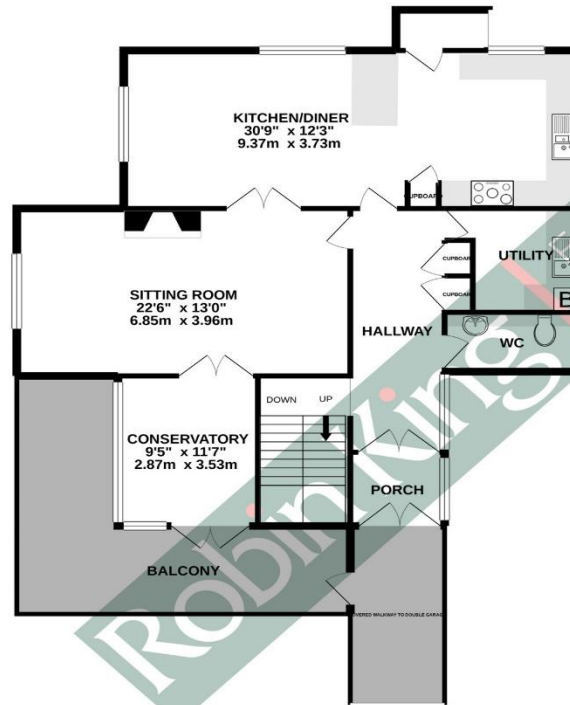
**DIRECTIONS** – From Robin King Estate Agent’s office in Congresbury, turn left on to the A370 and continue to the roundabout. Keep in the left lane and branch left on to the B3440, continue over the next 2 roundabouts, carry on until you reach a mini-roundabout – take the right-hand turn into Baytree Road, continue straight through the traffic lights and at the junction turn right and then immediately left on to Milton Hill. This leads into Monks Hill, where the property will be found straight ahead of you as the road bends around to the right.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band G £3,202.95 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – private drainage – water treatment plant, all other mains services connected **EPC - C**

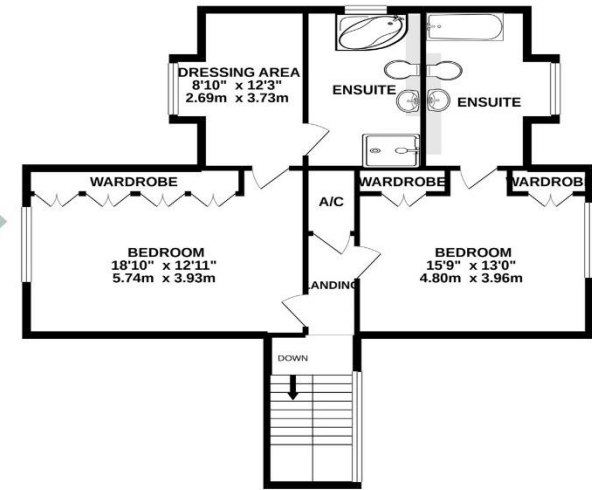
LOWER LEVEL  
632 sq.ft. (58.7 sq.m.) approx.



GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2612 sq.ft. (242.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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