



Little Manor
West Hewish, Weston-super-Mare, BS24 6RR

Robin King | Estate Agents

LITTLE MANOR, WEST HEWISH, WESTON-SUPER-MARE, BS24 6RR

A beautifully presented 5 bedroom detached family home with 1 bedroom annexe, ample driveway parking and large garage and wonderful gardens including an orchard set in approximately 0.76 acres in a rural location convenient for access to Bristol and beyond

APPROX 4,054 SQ FT FLEXIBLE ACCOMMODATION INCLUDING 1 BEDROOM ANNEXE • SUPERB KITCHEN/BREAKFAST ROOM WITH OIL-FIRED AGA • STYLISH SITTING/DINING ROOM WITH WOOD BURNER TO ONE END AND DIRECT GARDEN ACCESS THROUGH 2 SETS OF FRENCH DOORS • GENEROUS BEDROOM ACCOMMODATION – ALL 5 ARE DOUBLES, WITH 3 FULLY EN-SUITE AND PRINCIPAL SUITE COMPRISING LARGE BEDROOM/DRESSING ROOM AND BATHROOM • DELIGHTFUL GARDENS INCLUDING WOODLAND PLAY AREA, LARGE LEVEL LAWN, FORMAL PLANTED AREAS AND AN ORCHARD • WITHIN 3.1 MILES WORLE STATION FOR MAINLINE SERVICES TO BRISTOL (20 MINS) AND BEYOND (PADDINGTON FROM 118 MINS) • ACCESS TO M5 WITHIN 3 MILES AT JCT 21 • BRISTOL AIRPORT 10.2 MILES • BRISTOL 16 MILES (ALL APPROX)

Little Manor is believed to be around 230 years old and over the years has been carefully refurbished and updated to provide well designed, beautifully presented family accommodation with great character and style. The property is currently arranged to include a main house with 5 bedrooms and an independent 1-bedroom annexe, as described below, however the annexe accommodation can easily be re-integrated into one large family home if preferred.

Little Manor is situated along a private driveway, with a long lawned garden to the front of the house to the right of the drive, and the orchard to the left. There is a pleasing symmetry to the front elevation, with paned windows on the first floor above the entrance porch flanked to either side by French doors. A flagstone path runs along the front of the building, with low level walls enclosing neatly clipped parterre hedges surrounding standard corkscrew hazel trees, all giving a sense of elegance and careful design.

The glazed entrance porch leads to the part-glazed wooden front door opening into the spacious sitting/dining room running across the front of the house. Upon entry there is an immediate sense of space and calm, with pale coloured walls and ceilings, and light floods in through the 2 sets of French doors to either side of the front door.





To one end, currently used as the sitting room, a cream wood burner is recessed into a neat fireplace and there is space at the other end to accommodate a large dining table.

Beyond the sitting/dining room is the spacious central hallway with exposed ceiling beams and enough room for a baby grand piano. A "Y" shaped yellow pine staircase leads up to the upstairs bedroom accommodation and light pours in through a central overhead monitor light. Off the ground floor hallway is a good sized room currently used as a home office, but could alternatively provide a family room or snug.

The very spacious, triple aspect kitchen/breakfast room is a highlight of the property, characterised by the flagstone floor, exposed brickwork, granite worksurfaces and wooden cupboard doors. In addition to the black oil-fired Aga, to one side of the kitchen near the butler's sink, set within the central island there is a Zanussi fan oven plus a Siemens induction hob plus an oak breakfast bar. There is space for a large breakfast table in addition to a seating area, and glazed wooden French doors open onto the terrace beyond, ideal for entertaining and alfresco dining.

Off the kitchen is a useful lobby/boot room area with a cloakroom off, plus a utility/boiler room, and there is easy access to the drive way parking and nearby garage.

The first floor bedroom accommodation is as elegant and stylish as the living rooms below, arranged around a light and airy balconied central landing. There are 3 fully en-suite double bedrooms, each beautifully designed with excellent room proportions and high quality, luxurious, contemporary shower rooms. The principal bedroom is effectively en-suite, set off the main landing to one side, up 2 shallow steps. The bedroom is extremely large, with many fitted wardrobes and two wide paned windows providing wonderful views over the garden and the Mendip Hills beyond. The adjacent bathroom is also very spacious, with a stripped wooden floor, tongue and groove panelling and traditional-style taps and fittings in addition to the jet-style corner shower.

A further set of stairs lead to the superb converted attic room with exposed vaulted wooden beams, which feels very light and airy with 2 Velux windows in addition to 2 windows to the far end.





Currently used as a bed/sitting room, it would also make a superb snug, a games room or perhaps a home office, conveniently tucked away from the rest of the house.

The Annexe accommodation is incorporated within the main body of the house, but with a separate entrance, and if required the accommodation can be immediately accessed from the main house via current, functioning doorways, without needing to make any structural alterations. It is an ideal size for a dependent relative or to provide a rental/holiday let income, and is appointed as beautifully and with the same elegance as the main house, with cool neutral colours, latched wooden doors and tongue and groove panelling. The ground floor incorporates a sitting room/kitchen, with a raised hearth to one end and a wide window with a useful seating area below. The kitchen/dining area to the other end includes another window with orchard views, and is fitted with an extensive range of cream base units with wooden work surfaces, and a dining/breakfast bar to one side. Integrated appliances include a dishwasher, a washing machine and a Zanussi ceramic hob with oven below, and there is space for a fridge. Upstairs is a useful storage/boiler cupboard in addition to the smart bathroom with bath with shower over plus shower screen, and the double bedroom, both of which have wonderful views.

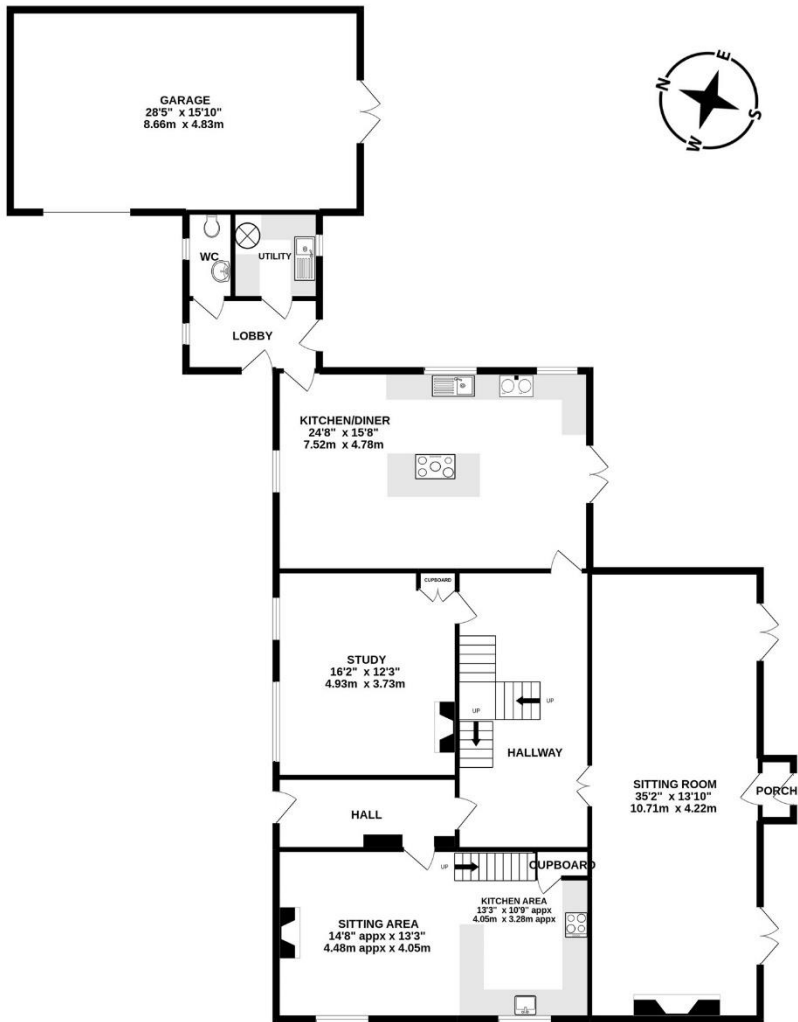




GROUND FLOOR
1894 sq ft. (176.0 sq.m.) approx.

1ST FLOOR
1770 sq ft. (164.5 sq.m.) approx.

2ND FLOOR
390 sq ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 4054 sq.ft. (376.6 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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Outside - there is ample parking, in the gravelled parking area near the orchard, or on the driveway that wraps around the side and across the back of the house. The garage is deceptively spacious, with 2 glazed wooden doors at the far end opening onto the garden beyond. The garden has been carefully designed and is beautifully maintained, with various different areas including a generous level lawn, a woodland play area, a raised bed area planted with redcurrant bushes along with the formal parterre area running across the front of the house with attractive flagstone paths. There are various sheltered areas to sit and enjoy the beautiful surroundings or for alfresco dining. The approx. 0.26 acre orchard is another wonderful outdoor space, with various fruit trees including Bramley and crab apple, cherry and walnut.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2803.97 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Oil fired central heating, drainage by private water treatment plant **EPC RATING** – D

DIRECTIONS – From our office take the A370 Weston Road and continue for 2.9 miles then turn right onto the Wick Road. Go over the railway bridge and ignore the right hand turn immediately after the bridge; the entrance to Little Manor is the next turning on the right.



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