



39 Monks Hill
Worlebury, Weston-super-Mare, BS22 9RQ

Robin King | Estate Agents

39 MONKS HILL, WORLEBURY, WESTON-SUPER-MARE, BS22 9RQ

A beautifully presented 4 bedroom, 3 bathroom family home with well balanced living accommodation with breathtaking panoramic views, ample driveway parking, double garage and gardens in an exclusive location convenient for access to local facilities including coastal walks, and within reach of excellent transport links including the M5 and mainline railway services

APPROX 1,920 SQ FT OF FLEXIBLE SPLIT LEVEL ACCOMMODATION, ARRANGED ON TWO FLOORS BENEFITING FROM STUNNING FAR REACHING VIEWS FROM ALL MAIN ROOMS • UPSTAIRS SITTING ROOM AND DINING ROOM HAVING DIRECT BALCONY ACCESS • SUPERB KITCHEN/BREAKFAST ROOM • DOWNSTAIRS - PRINCIPAL BEDROOM & DRESSING ROOM WITH EN-SUITE CONTEMPORARY SHOWER ROOM • ADDITIONAL DOUBLE BEDROOM & EN-SUITE • 2 FURTHER BEDROOMS ACCESSING A STYLISH FAMILY BATHROOM • DOUBLE GARAGE & AMPLE PARKING • ENCLOSED LANDSCAPED GARDENS • CONVENIENT FOR NEARBY WORLEBURY GOLF CLUB • WORLE PARKWAY STATION WITHIN 2.4 MILES FOR MAINLINE SERVICES - TEMPLE MEADS FROM 22 MINS, PADDINGTON FROM 122 MINS • ACCESS TO M5 JCT 21 WITHIN 3.1 MILES • BRISTOL AIRPORT JUST 14.3 MILES

A much-loved family home for the past 20 years, 39 Monks Hill is a beautifully presented property in a plot exceeding 0.3 acres that has been designed to maximise the wonderful panoramic views across the Bristol Channel to the Welsh hills beyond. The living accommodation is arranged on the first floor, with a long, wide balcony accessible from both the sitting and dining rooms providing generous additional space to sit and admire the superb scenery.

The house is one of 3 built by highly respected builders, Fisher and Dean, situated off Monks Hill in an exclusive location, with extensive driveway parking in addition to a double garage with an electric up-and-over door. The front door is approached via shallow stone steps to the side of the property and upon entry one is immediately struck by the light and airy accommodation within, with a full-height glazed entrance hallway and stairs leading up to the living accommodation.

Arranged off a balconied landing, the first floor rooms provide flexible, free-flowing space. There is a study to the right, with breath taking views over the nearby Worlebury golf course.



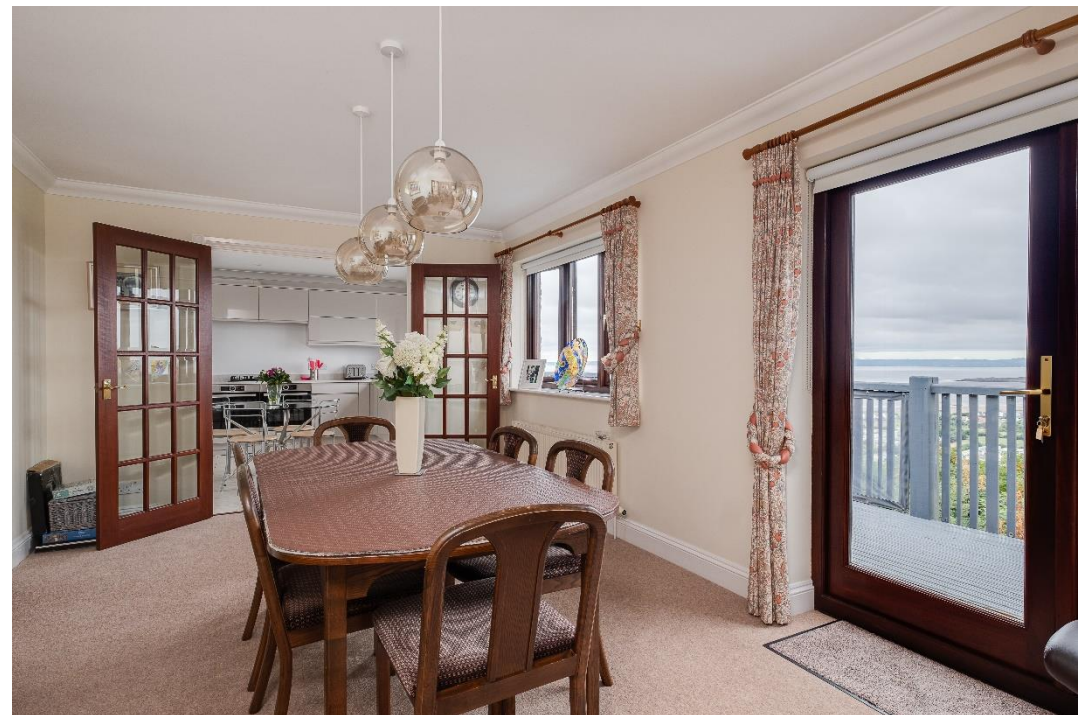


The spacious triple aspect sitting room incorporates an attractive stone fireplace with coal effect gas fire and benefits from fantastic far-reaching views, over Sand Bay and towards Cardiff, Newport and beyond. French doors to one side open onto the wide balcony running across the upper floor.

Glazed doors open from the sitting room into the wonderfully light and airy dining room (which is also separately accessible from the landing), with another set of French doors opening onto the balcony beyond, and a wide window providing additional coastal views towards Cardiff. There is ample space to accommodate a large dining table, ideal for entertaining and family dining. Opposite the dining room is a spacious cloakroom and a very large airing cupboard with good storage.

Glazed double doors from the dining room open into the stylish kitchen/breakfast room which is a highlight of the property. A bespoke installation within the past 3 years, the dual aspect contemporary kitchen incorporates granite work surfaces and an extensive range of “cashmere” coloured high gloss wall and base units, many with gently curved edges, including a useful pedestal end and pull-out larder cupboards. The many integrated appliances are all Bosch, including two ovens (one with a microwave function), a 5-ring gas hob, dishwasher, and a fridge/freezer, and a white vertical radiator provides a contemporary feel. There is ample space for a breakfast table. There are far-reaching coastal views through the wide window from the kitchen sink. To the other side of the peninsula unit is the utility area of the kitchen, incorporating another sink, additional base units and a Bosch washing machine and tumble dryer.

Downstairs, there is direct access to the double garage and a cosy sitting area to relax, along with a useful storage cupboard. All the bedrooms include fitted wardrobes; the principal bedroom suite includes a dressing area and a very stylish contemporary shower room. To the other end of the hallway is another generous double bedroom, with a spacious en-suite shower room. There is a large





boiler cupboard with storage and a well-appointed family bathroom in addition to 2 further good sized bedrooms, one of which has patio doors opening onto a wide under-balcony area. This could also make a good playroom, family room or office if required.

Outside – The total plot measuring approximately 0.3 acres, with a spacious block paved parking area to the side of the house, and a double garage with electric up/over door. At the front of the house is a private gravelled/paved courtyard garden - a wonderful sun trap to enjoy the morning sunshine. Running across the rear is a level lawn and paved, sheltered under-balcony area that combine to create a lovely place to sit and relax, enjoying the views of and beyond the extensive range of beautiful mature trees. Steps lead down to the enclosed woodland area, a haven for nature and wildlife.

Location – Worlebury is situated between Kewstoke and Weston-Super-Mare, with nearby facilities including school and a highly regarded golf club. Weston-super-Mare offers a wide range of schools, shopping and leisure facilities and mainline railway connections, which are also nearby at Worle Parkway. Access to the M5 motorway is within 3.1 miles at Junction 21 (St Georges).

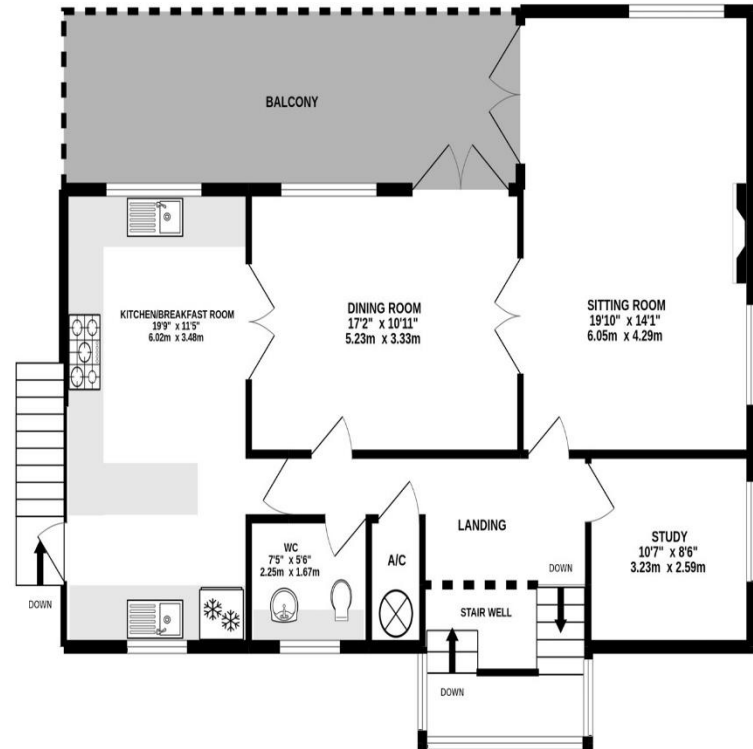
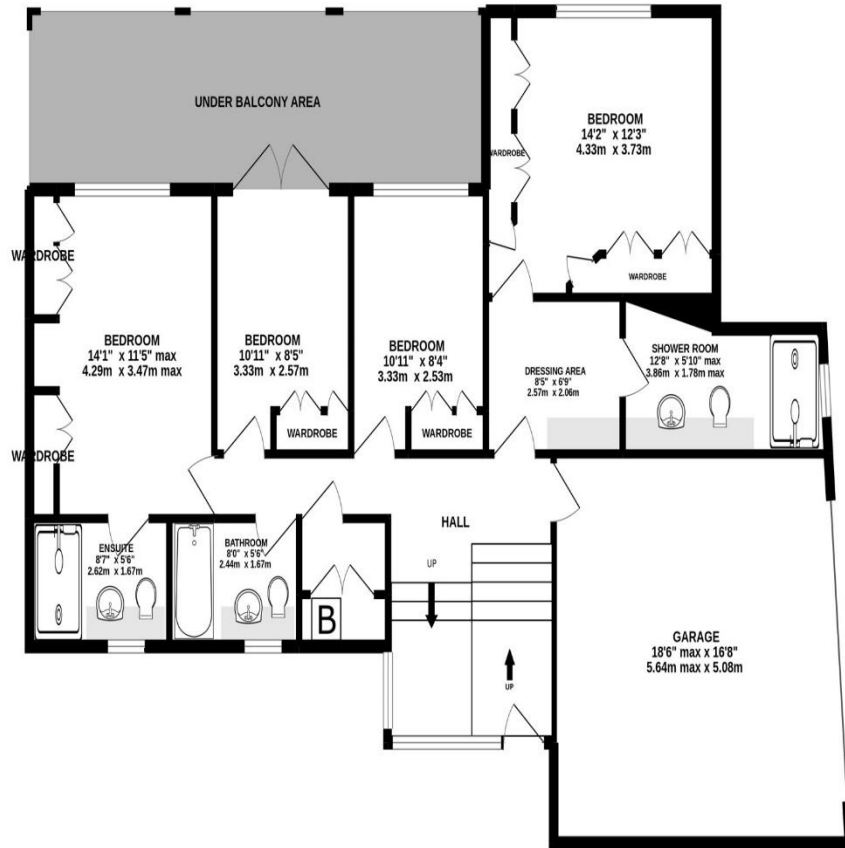




GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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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Important Notice:

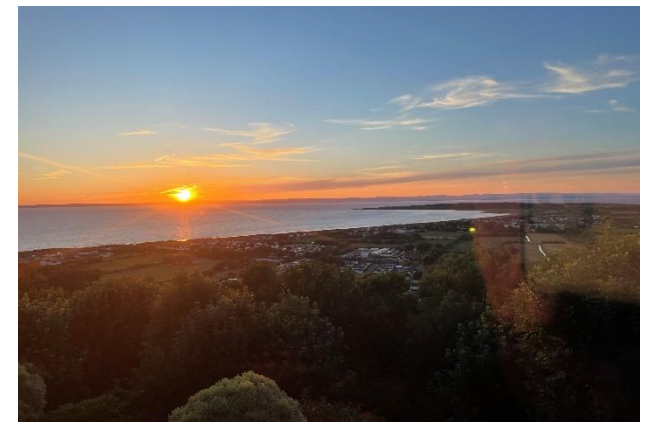
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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, by the church, continue straight through the traffic lights and continue up Baytree Hill. At the T junction turn right and then immediately left on to Milton Hill, which leads into Monks Hill (golf course on right). As you drop down Monks Hill, on the bend by the mirror, take a left turn, there are 3 properties, Number 39 is the middle property.

SERVICES – Mains gas, electricity, water and private drainage.

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band G £3297.47 (2022/23)



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