



Hafod
1 Jenkins Orchard, Wick St Lawrence, BS22 7YP

Robin King | Estate Agents

HAFOD, 1 JENKINS ORCHARD, WICK ST LAWRENCE, BS22 7YP

A beautifully presented and recently updated spacious 4 bedroom family home with driveway parking and double garage plus beautifully landscaped and planted gardens to front and rear in a semi-rural location surrounded by countryside, convenient for access to the M5, Bristol and beyond

APPROX 2,426 SQ FT FLEXIBLE ACCOMMODATION • SPACIOUS SITTING ROOM WITH WOOD BURNER AND BI-FOLD DOOR ACCESS TO SMART GARDEN ROOM BEYOND • LARGE HOME OFFICE/FAMILY ROOM • STYLISH KITCHEN WITH HIGH QUALITY INTEGRATED APPLIANCES • PRINCIPAL BEDROOM SUITE WITH GENEROUS DRESSING ROOM/OFFICE AREA PLUS LARGE EN-SUITE BATHROOM • STUNNING REAR GARDEN WITH WIDE DINING TERRACE AND BEAUTIFUL PLANTING • CATCHMENT FOR “OUTSTANDING” PRIORY COMMUNITY SCHOOL • ACCESS TO MAINLINE RAILWAY SERVICES WITHIN 4 MILES AT WORLE OR WESTON MILTON STATIONS • ACCESS TO M5 WITHIN 3.3 MILES (JCT 21) • BRISTOL AIRPORT 12 MILES • CENTRAL BRISTOL 18 MILES (ALL DISTANCES APPROX)

Providing flexible and spacious, well balanced accommodation, Hafod has been the subject of a recent programme of updating, creating a smart and stylish family home. Situated some 18 miles south west of Bristol, in a semi-rural location opposite St Lawrence Church, Hafod is conveniently situated for access to Weston-super-Mare and the M5 motorway.

The contemporary front door opens into a glazed boot room/porch area and onto the light and airy, welcoming entrance hallway. There is a spacious office/family room to the front of the property with wonderful church views, and recently installed neat fitted cupboards and shelving to one wall.

Beyond is a downstairs cloakroom and utility room, fitted with storage cupboards to either side and space for a washing machine and larder freezer.

The contemporary dual aspect kitchen is a highlight of the property, with an extensive range of high gloss white units including deep pan drawers and drop-down access features to some





cupboards. High quality integrated appliances include a NEFF oven and ceramic hob with overhead extractor, an AEG fridge and space for a dishwasher. A breakfast bar to the far end provides a wonderful space to sit and eat and enjoy the garden views, and there is direct access onto the newly-installed wide dining terrace running across the back of the house, ideal for entertaining and alfresco dining.

The generous dining room is near the kitchen, with space for a large table and garden views through a wide picture window. There is direct access from the dining room into the spacious sitting room, which is another highlight of the property, with a wide window providing views across the front garden and beyond to the church, and a smart stone fireplace with wood burner. Bi-fold doors to the other end open into the recently installed, heated and carpeted garden room, where light pours through the attractive ceiling lantern, multiple windows and French doors opening onto the smart terrace running across the back of the house.

The first floor is accessed via a contemporary staircase with glazed side and upper landing panels. There is a useful landing storage cupboard and a very smart family shower room with a large shower enclosure and neat fitted storage. The principal bedroom suite is another highlight of the property, with a generous dual aspect bedroom off a spacious dressing room/office area incorporating a wall of fitted wardrobes, and a large en-suite bathroom with a raised jet bath with shower over. There are 3 further light and airy, beautifully presented double bedrooms.

Outside – the delightful front and rear gardens are another feature of the property, both beautifully planted with an interesting selection of plants including mature shrubs, hedges, and trees. The front garden is laid mainly to lawn with an attractive circular paved feature and established planted borders, along with ample driveway parking. A gated side path provides access to the beautifully presented rear garden with deep, gently curving herbaceous borders to the sides and various paths and raised rockery areas adding elevation and interest to the level space. To the far end is a neat rose arbour and a small pond, and to the side is a productive kitchen garden area and a circular dining terrace.







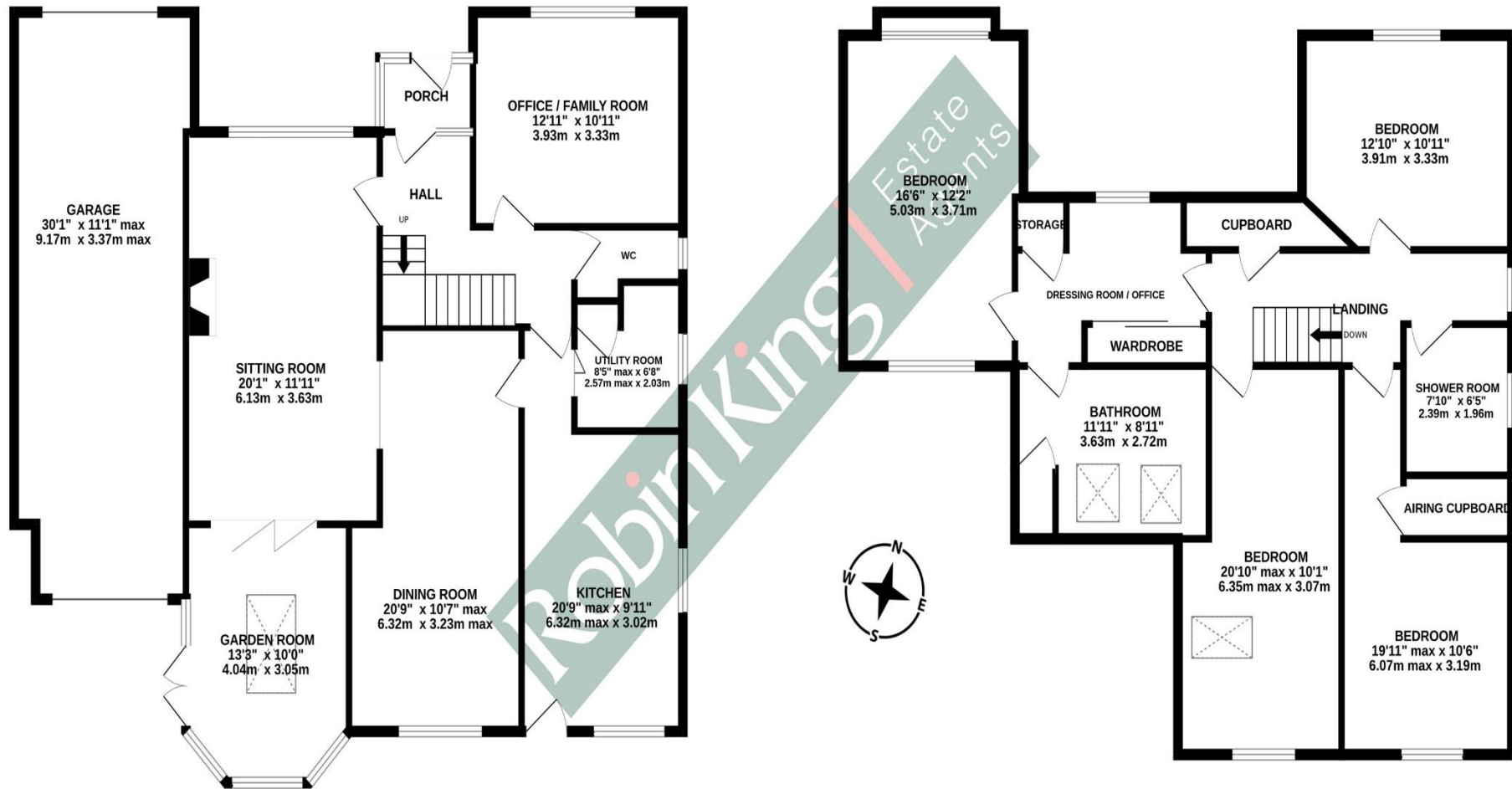
The sense of open sky and far reaching views towards the Mendips all combine to make this a wonderful place to sit and relax and enjoy the surroundings. Near the garden room is a glazed lean to/outbuilding, providing useful storage or a potting shed, and there is a wood store near the glazed rear door to the garage. The property also benefits from solar panels (owned outright) with a Feed In Tariff.

Location - The pretty, rural village of Wick St Lawrence is situated on the outskirts of Weston-super-Mare, surrounded by countryside, with wonderful nearby walks. There is a wide choice of amenities including a mainline railway station nearby in Worle (direct service to Paddington from 121 mins), with a more extensive range within 4.4 miles at Weston-super-Mare. Access to M5 junction 21 (St Georges) is approximately 3 miles away.



GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.

1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2426 sq.ft. (225.4 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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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’s office in Congresbury, turn left at the traffic lights on to the A370 travelling towards Weston-super-Mare. After approx. 2.8 miles take the right turn signposted Wick St Lawrence and continue for approx. 2.3 miles, crossing over the railway bridge and the motorway bridge. Look out for St Lawrence Church, and Hafod is directly opposite, on the left hand side.

SERVICES – Oil fired central heating, private drainage

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £2,909.83 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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