



Holly Tree Cottage
145 Worlebury Hill Road, Weston-Super- Mare. BS22 9TH

Robin King | Estate Agents

HOLLY TREE COTTAGE, 145 WORLEBURY HILL ROAD, WESTON-SUPER-MARE BS22 9TH

A 3-bedroom detached cottage set in an elevated position with magnificent coastal views to the Bristol Channel and Wales, with separate detached annexe, numerous outbuildings including stabling, over 3 acres of land and off-street parking.

A TOTAL OF APPROX 2,363 SQ FT OF FLEXIBLE ACCOMMODATION • 3 BEDROOMS AND 3 RECEPTION ROOMS • STUNNING FAR REACHING VIEWS TO BRISTOL CHANNEL, SAND BAY AND BEYOND • SET ON A 3 ACRE PLOT WITH TWO PADDOCKS AND STABLING • SEPARATE DETACHED 2 STOREY ANNEXE BUILDING OFFERING POTENTIAL FOR EXTRA ACCOMMODATION STTP • OVER 2,000 SQ FT OF OUTBUILDINGS INCLUDING STORES, OPEN BARN AND STABLING • MAINLINE RAILWAYS SERVICES WITHIN 3.4 MILES AT WORLE PARKWAY – PADDINGTON WITHIN 122 MINUTES • ACCESS TO M5 WITHIN 3.7 MILES AT JUNCTION 21 (ST GEORGES) • BRISTOL AIRPORT WITHIN 16.3 MILES (ALL APPROX.) • CONVENIENT FOR NEARBY WORLEBURY GOLF CLUB • NO ONWARD CHAIN

Holly Tree Cottage has been a much-loved family home for the last 50 years. It offers a 1,766 sq ft 3-bedroom detached house with well-proportioned and spacious rooms, together with a self-contained separate annexe with both kitchen and shower room that could benefit from some modernisation.

With paddocks, stables and a multitude of outbuildings, this property presents as a unique development opportunity for the new owner. Set in a lovely rural location adjacent to the golf course and with spectacular far-reaching views it is also extremely convenient for the local amenities and transport at Worlebury village and Weston Super Mare.

The home offers no onward chain and has the potential for extension (STPP).

Approached via a private shared lane, Holly Tree Cottage is set back behind a pretty stone wall with a formal front garden with paving, flower beds and mature trees. With a very attractive façade it presents bay windows, a traditional clay tiled roof and feature rendering around the top floor windows.





The front door opens into an entrance porch with timbered stable door through to the hallway. To the left is the sitting room with an attractive bay window overlooking the front garden and an open fireplace. To the right is the dining room with a timber effect flooring, brick fireplace with gas fire and bookshelves in the recess.

A doorway leads through to the panelled and beamed family room where one is immediately struck with the magnificent far-reaching coastal views. An attractive stone fireplace has a gas fire and there are large French doors which maximise the outlook and open out on to a dining terrace.

To the left is an inner hallway with a useful downstairs cloakroom and access to the kitchen which again has far reaching views. With a good range of floor and wall cupboards, breakfast bar and practical tiled flooring it has a integrated gas hob, electric cooker, microwave and space for a washing machine and dishwasher or tumble dryer.

Upstairs there are two spacious double rooms and a single room all with amazing views over Worlebury golf course and the Bristol channel. A family shower room completes the top floor.

Separate Annexe

Offering 597 sq ft of accommodation and currently unused, it has two floors and includes a kitchenette and shower room (currently not functioning). With thoughtful refurbishment it holds immense promise for revitalisation and transformation into a vibrant, functional area and offers the flexibility of independent living or a potential income stream as an Air BnB.

Additional outbuildings

Leading away from the house there are over 2,000 sq ft of outbuildings including a workshop, carport, storeroom, stables and to the rear of the detached two storey building are three open barns.

A further two stores and two sets of stables are available in the paddocks below.

Land

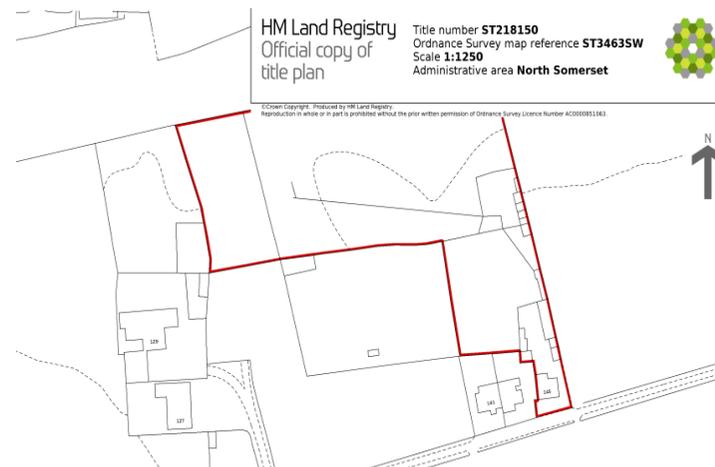
Holly Tree Cottage is set in land of approximately 3 acres (see title plan overleaf) which is divided into two paddocks enclosed by local stone walling and offering far reaching views. The property's beautiful outlooks are further protected by its location adjacent to Worlebury golf course.







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).



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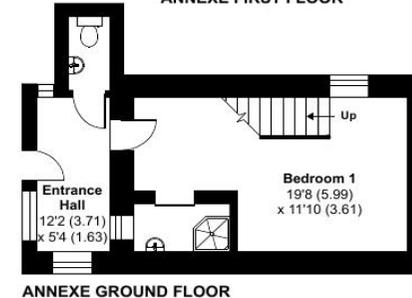
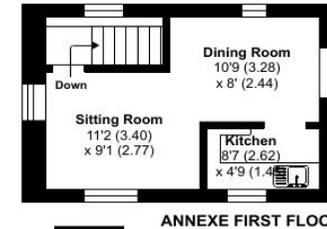
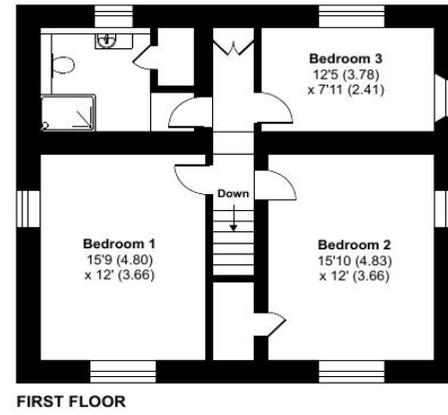
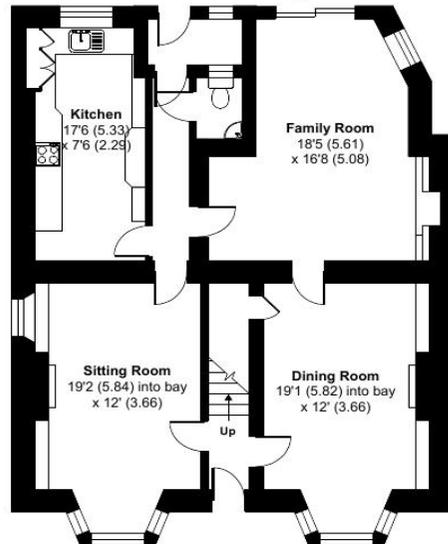
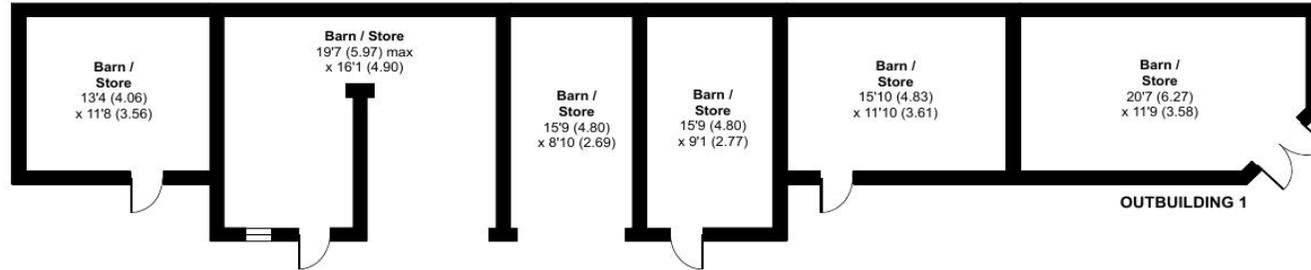
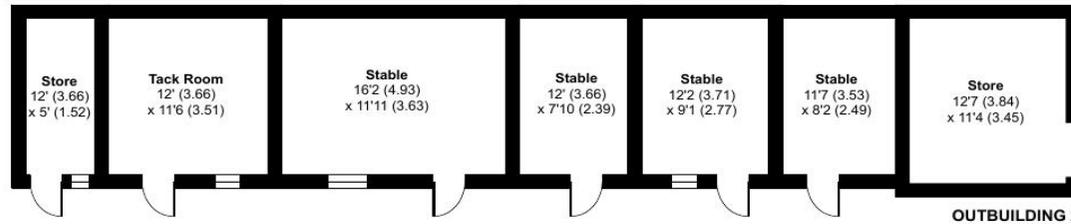
Approximate Area = 1766 sq ft / 164.1 sq m

Annexe = 597 sq ft / 55.4 sq m

Outbuildings = 2165 sq ft / 201.1 sq m

Total = 4528 sq ft / 420.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1096643

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. After about ½ mile turn right on the brow of the hill to Worlebury Hill Road. Continue to the fork in the road, take left road and bear right down the hill, Holly Tree Cottage is the last house on the left.

SERVICES – Electricity, Gas and Water with septic tank drainage

EPC RATING – E

COUNCIL TAX BAND – F £3,013.38 per annum

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**