



8 Connaught Place
Weston-Super-Mare, BS23 2QA

Robin King | Estate
Agents

8 CONNAUGHT PLACE, WESTON-SUPER-MARE, BS23 2QA

A charming four-bedroom property built circa 1850, offering a blend of historic elegance and modern convenience. Situated in a sought-after area, this property boasts four double bedrooms, three reception rooms, cellar, front and rear courtyard gardens, and two garages.

APPROX 2658 SQ. FT FLEXIBLE ACCOMMODATION • 4 BEDROOMS • 2 BATHROOMS • FRONT AND REAR GARDENS • 2 GARAGES • QUIET RESIDENTIAL ELEVATED LOCATION • MAINLINE RAILWAY SERVICES WITHIN 1.5 MILES AT WESTON – PADDINGTON WITHIN 128 MINUTES • ACCESS TO M5 WITHIN 3.9 MILES AT JUNCTION 21 (ST GEORGES) • BRISTOL AIRPORT WITHIN 15.5 MILES (ALL DISTANCES/TIMES APPROX.)

As you approach the property, you are greeted by the front courtyard garden. The main entrance, positioned to the side, leads into a spacious porch, perfect for storing shoes and coats. Towards the rear, an inviting orangery offers a great additional space.

The grand entrance hall leads to various living spaces. To the left, the dining room features a fireplace and access to a delightful terrace, ideal for al fresco dining or enjoying a morning coffee. To the right, the kitchen/breakfast room is the heart of the home and is equipped with a large AGA, gas hob integrated into the island, oven, and space for an American fridge/freezer. A fireplace in the dining area creates a warm and welcoming atmosphere. The adjoining utility room provides ample storage and workspace. The sitting room, located at the front of the property, is bathed in natural light from the bay window, offering a perfect spot to relax. A convenient downstairs toilet completes the ground floor.

Upstairs, the property features four generously sized double bedrooms. The principal bedroom features a bay window and fireplace, adding character and charm. Two of the bedrooms include adjoining study/wardrobe rooms, providing versatile space for work or storage. A recently renovated bathroom, featuring a luxurious roll-top bath, and a separate shower room cater to the needs of a busy household. Large windows throughout the property ensure that every room is filled with natural light, enhancing the bright and airy feel of the home.

The cellar offers substantial additional space and holds great potential for conversion into a cinema room, games room, or further development into an additional living space subject to planning. It also includes storage spaces and garden access.





Outside –The tiered rear garden offers stunning views across Weston, creating a peaceful outdoor retreat and great place to entertain friends and family. To the front, there is an equally pretty south facing front garden with terrace leading out of the dining room – a great place to enjoy a morning coffee. The property also benefits from on-street parking and two garages at the front, providing secure parking and additional storage.

Location – The property is well positioned for access to the many amenities of Weston-Super-Mare including shops and businesses and Weston General Hospital. There are lovely walks nearby, in the Mendip Hills and also at Worlebury. Weston railway station is within 1.5 miles for mainline direct services – Temple Meads from 28 minutes, Paddington from 128 minutes. Junction 21 of the M5 is within 3.9 miles for access to the West Country, Bristol and beyond.



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

SERVICES – All Mains Services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND F

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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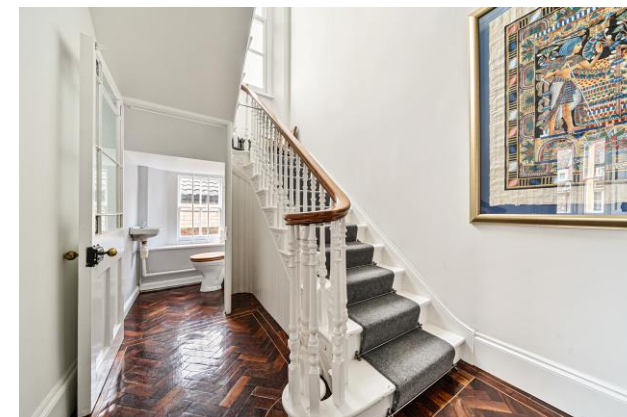
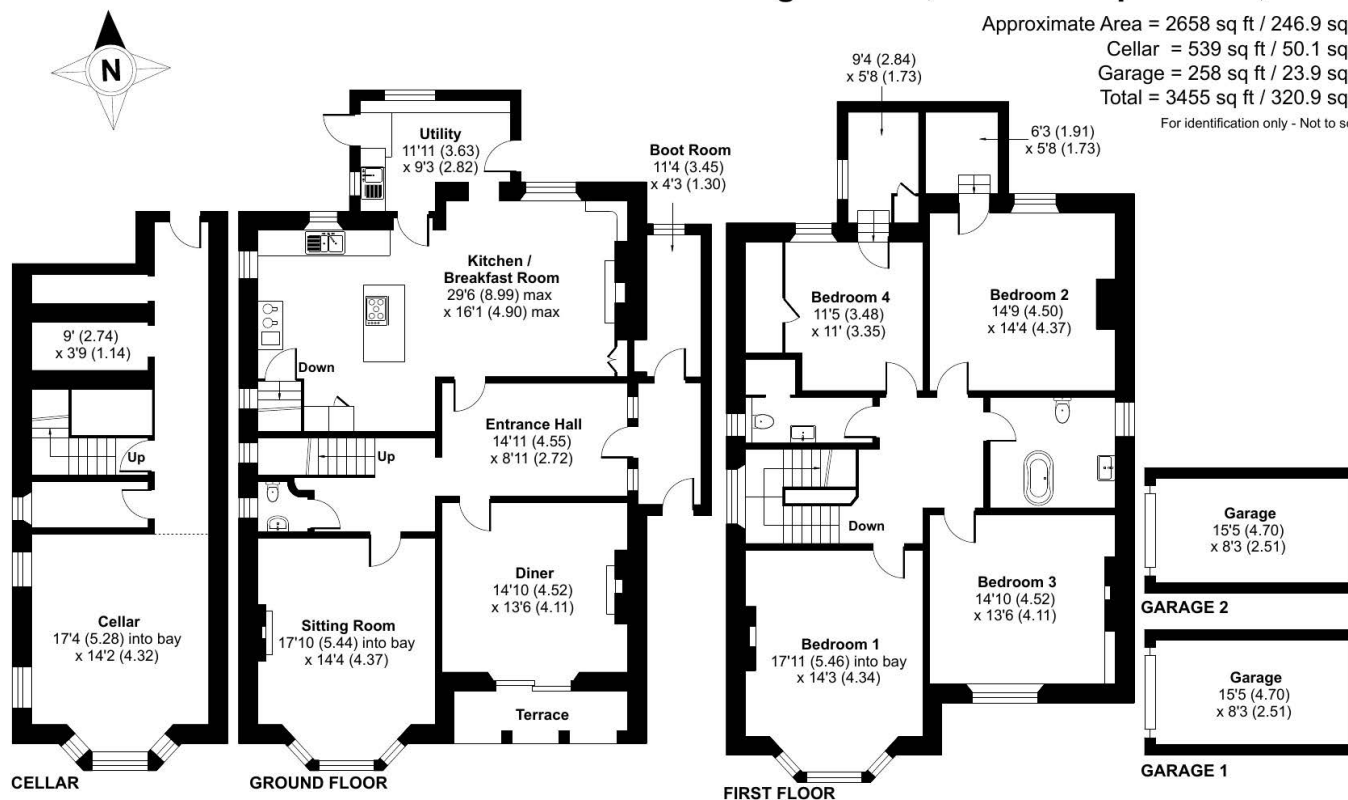
Approximate Area = 2658 sq ft / 246.9 sq m

Cellar = 539 sq ft / 50.1 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 3455 sq ft / 320.9 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). © nlcocom 2024. Produced for Robin King LLP. REF: 1148110

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