



ROOKERY GRANGE

Edingworth Road - Weston-super-Mare - Somerset



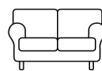
ROOKERY GRANGE

Edingworth Road - Edingworth –Weston-super-Mare - Somerset - BS24 0JA

Weston-super-Mare 5 miles; approx



Set within approximately one acre of beautifully established grounds, Rookery Grange is a magnificent Grade II Listed period residence combining timeless architectural elegance with the versatility demanded by modern family living.



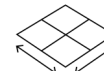
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415 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 44 High Street, Burnham on Sea, Somerset, TA8 1AZ

Tel: 01278 782326 Email: residential.burnham-on-sea@gth.net

INTRODUCTION

Occupying a private and picturesque setting, this impressive country home extends to approximately six to seven bedrooms, a collection of elegant reception rooms and luxurious bathroom accommodation, creating a residence equally suited to grand-scale entertaining and everyday family life.

DESCRIPTION

From the moment of arrival, Rookery Grange conveys a sense of heritage and permanence. The handsome exterior gives way to a welcoming interior where generous proportions, natural light and character features combine to create an atmosphere of warmth and refinement throughout.

Grand Living Spaces; The principal reception rooms offer exceptional flexibility, providing a series of formal and informal living environments. Elegant drawing and sitting rooms are complemented by additional family and entertaining spaces, allowing the property to adapt effortlessly to both intimate gatherings and larger social occasions.

Large windows frame views across the gardens, while the flowing layout creates a natural connection between the principal living areas.

Family Accommodation; The bedroom accommodation is arranged across the upper floors and provides extensive space for family and guests alike. The principal suite enjoys a sense of privacy and comfort, while additional bedrooms are generously proportioned and served by well-appointed bath and shower facilities.

The flexible configuration allows for a variety of living arrangements, including multi-generational occupation, guest accommodation or dedicated home-working space.

Lifestyle & Versatility; A particular feature of Rookery Grange is its secondary accommodation, offering exceptional versatility.



Whether utilised for dependent relatives, guest accommodation, home offices or income-generating opportunities, this additional space significantly enhances the property's appeal.

The Lifestyle

Rookery Grange represents a rare opportunity to acquire a substantial family home of character, standing within impressive grounds and offering remarkable flexibility. Combining period charm, generous accommodation and a private setting, it is a property designed to be enjoyed for generations.

OUTSIDE

Gardens & Grounds; The grounds extend to approximately one acre



and provide a wonderful backdrop to the house. Expanses of lawn, mature planting and established boundaries create a sense of privacy and tranquillity rarely found.

Terraces and outdoor entertaining areas offer the perfect setting for summer dining, family celebrations and relaxed evenings overlooking the gardens.

ACCOMMODATION

Reception Hall; A welcoming entrance hall sets the tone for the home, offering an impressive sense of arrival with generous proportions and elegant circulation to the principal reception rooms. A beautifully balanced layout creates a seamless flow throughout the ground floor.

Kitchen; The magnificent kitchen forms the heart of the home, an exceptional space designed equally for everyday family life and large-scale entertaining. Arranged around an expansive central island, it offers extensive preparation space, bespoke cabinetry and room for informal dining, all flooded with natural light. Measuring over 28 feet in length, this is a truly outstanding culinary space.

Dining Room; The formal dining room is an elegant setting for entertaining, comfortably accommodating large dinner parties while enjoying lovely proportions and an abundance of natural light. Double doors create an effortless connection with the adjoining reception spaces.

Family Room; Positioned adjacent to the kitchen, the family room provides a relaxed and inviting living space, perfect for everyday use. Generous glazing creates a bright atmosphere, making this an ideal room for informal gatherings and family living.

Sitting Room; A beautifully proportioned principal reception room offering a refined yet comfortable environment. The room enjoys excellent natural light and provides an elegant retreat for quieter evenings or formal entertaining.

Games Room; A versatile reception room currently arranged as a games room, offering superb flexibility to suit individual lifestyles. Equally suited as a cinema room, home office, playroom or additional sitting room, it provides valuable extra living accommodation.

Cloakroom & Ground Floor Facilities; Conveniently positioned cloakroom facilities serve the ground floor, complementing the

practical layout of the home.

First Floor

Principal Bedroom Suite; The impressive principal bedroom is a wonderfully spacious sanctuary with ample room for a seating area and freestanding furniture. Beautifully proportioned, it enjoys a peaceful outlook and is served by its own luxurious en-suite bathroom. There is also a well designed dressing room with built in wardrobes and a large window to give lots of natural light.

Bedroom Two; An exceptional guest suite of remarkable proportions extending to over 27 feet in length. The room provides abundant space for a bedroom, sitting area and dressing furniture, making it ideal for guests or multi-generational living.



Bedroom Three; A generous double bedroom featuring excellent proportions and served by its own en-suite shower room, creating a comfortable and private retreat.

Bedroom Four; Another spacious double bedroom, ideally positioned and enjoying access to adjacent bathroom facilities. Equally suitable as a guest bedroom, nursery or home office.

Family Bathroom; A well-appointed family bathroom finished to a high standard, serving the remaining bedrooms on the first floor.

Second Floor

Bedroom Five; Occupying the upper floor, this substantial double bedroom enjoys a peaceful position away from the principal accommodation, making it ideal for older children, guests or independent family members.



Bedroom Six; A further spacious double bedroom mirroring the quality and scale found throughout the property, creating excellent flexibility for larger families or visiting guests.

The Annexe

Annexe Kitchen/Living Space; The self-contained annexe provides beautifully independent accommodation. The generous open-plan kitchen and living area creates a bright and welcoming environment, perfectly suited for extended family, guests or ancillary accommodation. The contemporary layout balances practicality with comfort while maintaining complete independence from the main house.

Annexe Bathroom A well-appointed bathroom serves the annexe, providing modern convenience and complete self-sufficiency.

Annexe Bedroom Occupying the first floor, the spacious double bedroom enjoys excellent natural light and a peaceful atmosphere, creating a comfortable private suite with ample room for furnishings.

Overall Extending to approximately 5,110 sq ft including the annexe, Rookery Grange offers an exceptional balance of elegant reception space, expansive family accommodation and highly versatile ancillary living. The thoughtfully designed annexe further enhances the property's appeal, making it equally suited to multi-generational living, guest accommodation or independent workspace, all within an impressive country residence.

SERVICES & OUTGOINGS

We understand that mains electric, - 3 phase supply, oil central heating, LPG gas for the annexe, water and private drainage are connected to the property.

Council Tax: Somerset Council—Band G

DIRECTIONS

What3words:///junior.hiring.rooster

ADDITIONAL INFORMATION

Broadband: broadband is available—Hyperfast 900 with Smart WiFi (Gigaclear—Faster broadband for rural Britain).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and VERY LOW RISK Surface Water flooding.

AGENTS NOTE

Prior to Long Barn's drive being introduced (the neighbouring property) the rear left section of the property was used by farmers to access their 6 acre field, this is no longer required however the right of access still exists on the Listing.





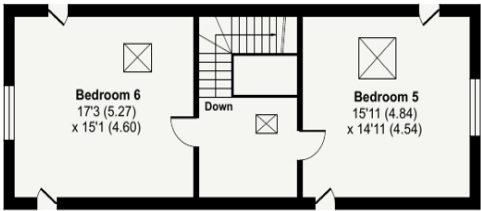
Rookery Grange Edingworth Road, Edingworth, Weston-super-Mare, BS24

Approximate Area = 4471 sq ft / 415.3 sq m (excludes void)

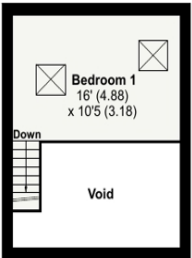
Annexe = 639 sq ft / 59.3 sq m

Total = 5110 sq ft / 474.6 sq m

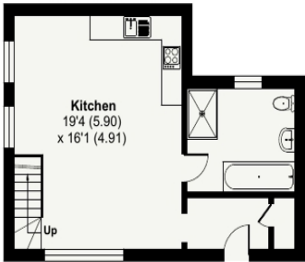
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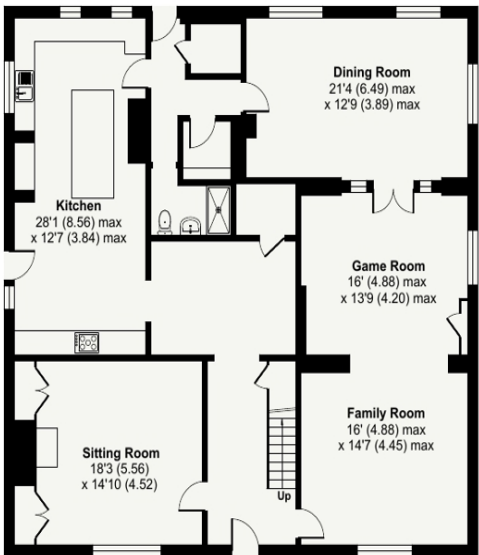
SECOND FLOOR



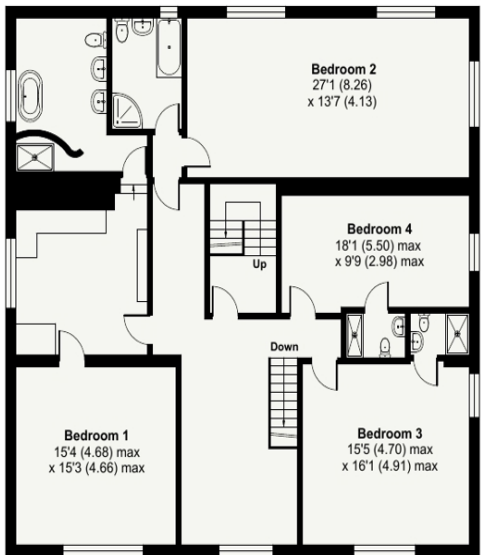
ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1478520



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	54 E
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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