



OUTLOOK

Roman Road, Bleadon, Weston-super-Mare, Somerset



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Roman Road, Bleadon, Weston-super-Mare, BS24 0AD

Weston-super-Mare 3 miles approximately



Built in the 1930s, and extended and improved by the current owners, the property offers generously proportioned accommodation with the character and scale associated with its period, complemented by extensive grounds of approximately 1.85 acres. Of particular note is the property's established equestrian provision, comprising two paddocks, a 40 x 20 sand and fibre arena, 6 stables, feed stores, together with formal gardens and a summer house. In addition, there are two double garages and plenty of off-road parking.

The result is a rare combination of country living, equestrian facilities, privacy and accessibility, within easy reach of Weston-Super-Mare and Bristol.



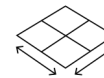
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2



219 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 an elevated and particularly private position on Bleadon Hill, Outlook is an individual detached country house enjoying an exceptional southerly panorama views across the Somerset Levels and surrounding countryside and is situated in an area of outstanding natural beauty.

DESCRIPTION

Roman Road, Bleadon

The Location; From the property's elevated vantage point, the views extend from Glastonbury Tor in the east towards Bridgwater Bay in the west, taking in the Mendip Hills, the Quantocks and the wider North Somerset landscape. Such a far-reaching outlook is one of the defining features of this distinctive home and can be enjoyed from a number of the principal rooms as well as the raised terrace and gardens.



The Property

The approach to Outlook is through electrically operated gate leading to the house and its double garages. A raised front terrace provides an impressive introduction to the property and, more importantly, an exceptional place from which to appreciate the panoramic southerly views.

Entrance Lobby & Hallway: A welcoming reception hall, from which the principal living accommodation flows naturally. The hallway offers wood effect flooring and staircase leading the first floor rooms.

Sitting and Dining Room; This principal room is particularly impressive with two sets of sliding patio doors enjoying the property's finest views and featuring a handsome inglenook fireplace with inset log burner, creating an attractive focal point and a warm, characterful centre to the room.

Reception two-; A cosy lounge area off the kitchen and ideal for formal entertaining.

Study/Office; Large versatile space with bi fold doors onto the garden and a Velux window. This room has the potential to be used as a fourth bedroom.

Kitchen/Breakfast Room; Featuring bi folding and personal door to the front enjoying the fabulous views and leading onto the vast patio area outside. The kitchen/breakfast room is complemented by an extensive range of cabinetry with wood block worktops, traditional bell fast sink, tiled splashbacks and space for a range cooker. In addition there is a matching centre island with further cupboards and worktop over.

Utility Room; The large utility room houses domestic washing appliances with large storage cupboards which leads to an internal lobby with access to a shower room with WC and vanity wash basin completes the ground-floor accommodation.

First Floor Landing:

Loft access and door to airing cupboard, further doors to bedrooms and family bathroom.

Master Bedroom; This lovely light and airy room commands outstanding southerly views and a extensive range of wardrobes, cupboards, drawers with matching bedside cabinets. A further window to the rear and a door to the side give access to a potential roof terrace. A further door leads into an En-suite offering shower cubicle, WC and vanity wash basin, two further double bedrooms and a substantial family bathroom incorporating both a separate shower and bath.

Bedroom Two; A good size double bedroom with large window to the front enjoying the wonderful views.

Bedroom Three;; Another good sized double bedroom with built in cupboard and double glazed window.

Family Bathroom; Matching suite comprising bath with shower over, vanity wash basin and WC, and double glazed window.

OUTSIDE

The Grounds & Equestrian Facilities

The grounds are a particularly important element of Outlook and are increasingly rare in this location and setting and just a short ride away there is access to lovely off road hacking plus just over a 2 mile ride to uphill beach.

Extending to approximately 1.85 acres in all, the land has been thoughtfully arranged to combine attractive formal gardens with practical equestrian facilities.

A second driveway also secured by an secure gate, leads to two stable blocks. The first offering 4 stables with tack room, kitchenette and cloakroom facilities. The second block offers 2 stables (one is currently used for hay storage), access to the two paddocks and the arena.

The arrangement provides an excellent opportunity for

equestrian use, while the acreage would equally appeal to those simply seeking a substantial private garden and the freedom and space associated with a country property.

In addition there is a summer house which is currently used as a gym and leads on the a decking area via bi fold doors. There is also a wooden storage building ideal for storing garden furniture through the winter months and space for housing a ride-on lawn mower.

NOTE: The sellers of this property have found a property they wish to buy which is chain free.

All viewings are strictly by appointment only through the agent.

The house benefits from oil-fired central heating and double glazing.

SERVICES & OUTGOINGS

We understand that mains electric, mains water, private drainage and oil central heating.

Council Tax: North Somerset Council—Band G

SITUATION

Roman Road, Bleadon.

An exceptional address where privacy, prestige and countryside living converge.

Roman Road enjoys an enviable position within Bleadon, one of the most desirable village settings on the southern fringe of Weston-super-Mare. Combining the tranquillity and exclusivity of a country location with remarkably convenient access to the coast, Bristol and the wider South West, it represents a rare opportunity to enjoy an elevated standard of village living without compromising on connectivity.

The surrounding area is characterised by substantial, individual homes, generous gardens and an established sense of exclusivity, with the elevated setting of Bleadon Hill creating an appealing backdrop of open countryside and far-reaching views. There is a distinctive sense of space and privacy here, whilst the

village itself retains an attractive community atmosphere and timeless rural character.

One of the location's defining lifestyle advantages is Bleadon Hill Golf Course, situated along Roman Road itself. The proximity of the course provides an exceptional amenity for golf enthusiasts, whilst its open green landscape further enhances the sense of space and tranquillity associated with the area.

Beyond golf, the surrounding countryside offers an abundance of opportunities to embrace an outdoor lifestyle. The Mendip Hills, Somerset Levels and surrounding rural landscape provide an ever-changing setting for walking, cycling and leisurely country pursuits, while the coastline and attractions of Weston-super-Mare are within easy reach.

Despite its peaceful and semi-rural character, Roman Road is exceptionally well connected. Weston-super-Mare provides an extensive range of boutique shopping, restaurants, cafés, leisure facilities and coastal amenities, whilst the town's railway connections provide access towards Bristol and beyond. The nearby M5 motorway further enhances the appeal for those travelling throughout Somerset, Bristol and the wider South West.

For those seeking a home that combines prestige, privacy and lifestyle, Roman Road occupies a particularly compelling position. The combination of an exclusive village setting, immediate access to golf and countryside, proximity to the coast and excellent regional connections creates an address of genuine distinction.

A location defined by space, serenity and sophistication — with the convenience of Weston-super-Mare and the wider South West within easy reach.

DIRECTIONS

What3words:///seat.freshen.scorching



ADDITIONAL INFORMATION

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.

Broadband: broadband is available—available download speed **76 Mbps**, highest available upload speed **15 Mbps**.

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





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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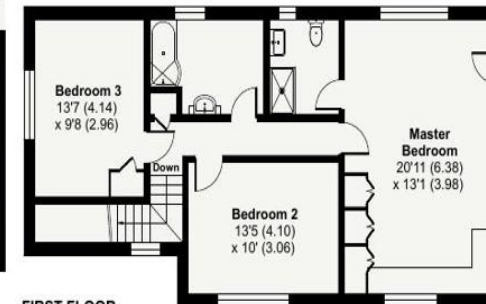
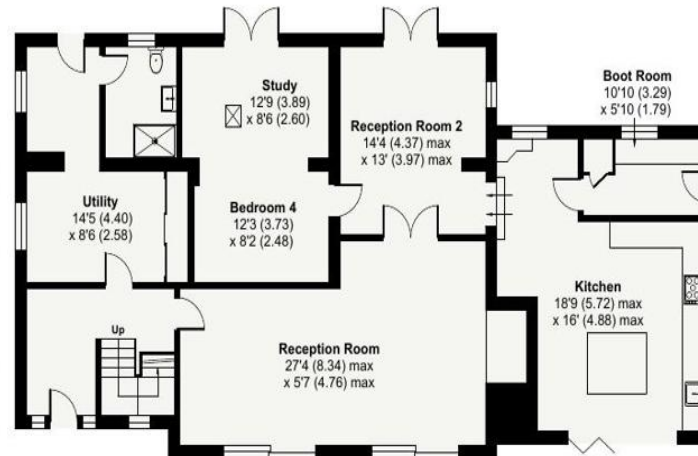
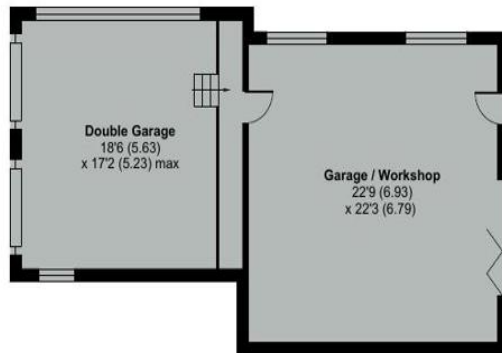
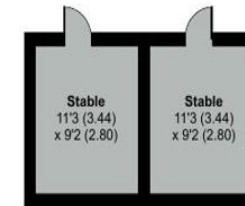
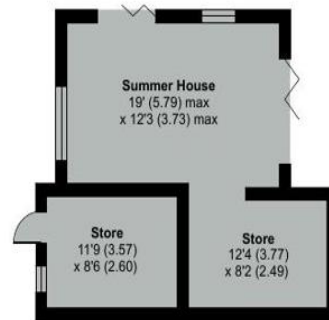
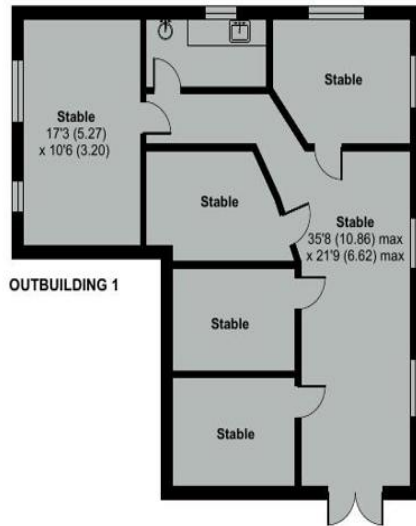
Approximate Area = 2462 sq ft / 228.7 sq m

Garage = 891 sq ft / 82.7 sq m

Outbuilding = 1931 sq ft / 179.3 sq m

Total = 5284 sq ft / 490.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1chem 2026. Produced for Greenslade Taylor Hunt. REF: 1525018



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

