

WESTON ROAD

gth

LOXTON





Westhill House, Weston Road, Loxton BS26 2XD

 2
  5
  2
  172 sqm

An imposing five bedroom detached home, located in a elevated yet private position with panoramic views over surrounding countryside and The Mendip Hills beyond. The property is situated in circa 9 acres of gently slopping pasture land and abundant woodland combined. A range of useful outbuilding including three stables create excellent smallholding and equestrian opportunities, whilst the property has been brought to the market with the benefit of no onward chain.

Freehold Guide Price £995,000

DESCRIPTION & OUTSIDE

In brief, the ground floor accommodation comprises spacious entrance hall, lounge, dining room, kitchen/breakfast room, utility and cloakroom. The property is overflowing with natural light with the lounge being of particular prominence. Patio doors overlooking countryside to the south and further aspect towards The Mendip Hills in the East, provide an impressive outlook, whilst an inglenook fireplace with wood burner inset creates a rustic aesthetic. The dining room creates an excellent formal entertaining space, complete with alcove storage and natural stone fireplace. The kitchen/breakfast room has been well stocked with a good level of wall, draw and base units, ample space for freestanding white goods as well as additional room for more informal dinning. Patio doors lead out from here onto an elevated garden, creating the perfect 'day-to-day' family space. Adjoining the kitchen is an exceptionally useful utility room, with additional kitchen cabinetry, 'Belfast' sink and plumbing points for both a washing machine and tumble dryer.

On the first floor are five bedrooms, a family bathroom and en-suite facilities. Bedrooms one and two are impressively spacious double rooms, boasting unspoilt and far reaching views over the surrounding land and countryside beyond. Bedrooms three, four and five are more comfortable double rooms in size, with views to the side and rear respectively. The contemporary family bathroom consists bath, walk in double shower unit, WC and wash hand basin. Complimentary tiling has been applied to all splash prone areas. The en-suite has been fitted to include a corner shower unit,



WC, and vanity unit with sink inset.

From Weston Road a single track driveway meanders up to Westhill House, whilst providing access to the agricultural outbuildings, stabling and detached triple garage. From the driveway and with access off of, 4.60 acres of gently slopping pasture land encloses the Western boundary and has provided excellent equestrian use for the current owners over a number of years. The land is currently separated into four equal lots, delineated by post and rail fencing. Across the driveway is a range of useful outbuildings including a stable block of three with concrete hardstanding, steel mono-pitched building with timber cladding, currently used as hay storage and block built outbuilding providing an excellent refuse area for the necessary machinery to run such an impressive small holding. Mains electric has been connected to all three buildings whilst mains water is available from the stables. From here and heading up the driveway a further post and rail paddock has been used by the current owners as grazing for their flock of Lowland pedigree sheep and adjoining duck run. The remaining greenery to the front of the home has been laid to a meadow grass lawn, and provides the perfect balance for families who are looking to utilise the land, whilst still having accessible space in which children can happily play in. As previously mentioned Westhill House affords a commanding presence on the skyline with its elevated position. Steps lead from the driveway up to the front of the house, where we find a landscaped garden, predominately laid to gravel, with a smattering of established floral borders. The current owners have found this to be the perfect spot in which to site their hot tub, an idyllically tranquil spot from which to soak in the stunning vista that surrounds you to the South. Ample off road parking is provided with two gravelled bays suitable for a significant amount of cars, leading up to the triple garage. Formerly an old agricultural building the garage can be accessed via traditional double barn doors and single stable door and has been fitted with the benefit of both light and power. Additional storage space is available on the first floor of the garage, but also as a collective offers fantastic scope for conversion (subject to gaining the relevant consents) to either provide ancillary accommodation to the main house for a dependant relative, a home gym or further use to suit the needs of a prospective purchaser. The gravelled track continues beyond the house to the North and up into the woodland area which measures circa 3.73 acres. The woodland predominately is densely populated with mature trees and foliage, however our current vendors have cleverly created a collection of secluded openings that have provided fantastic outside seating areas for both parents and children alike to enjoy. One clearing of particular note currently houses a wooden yurt with panoramic views of Crooks Peak and The Mendip Hills beyond.

In total Westhill House sits in circa 10.04 acres of versatile and tranquil land, the presents an exciting opportunity for those looking for either equestrian uses or small holding.



‘WHAT WE LOVE’

The property offers incredible versatility with stunning panoramic views, peaceful private woodland and expansive grounds. Loxton village is a really vibrant, active and welcoming community.

SERVICES & OUTGOINGS

We understand mains water, electric, private drainage and oil are connected

Council Tax: North Somerset Council Band ‘F’

DIRECTIONS

What3words:///chess.offices.spruced

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps.

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.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

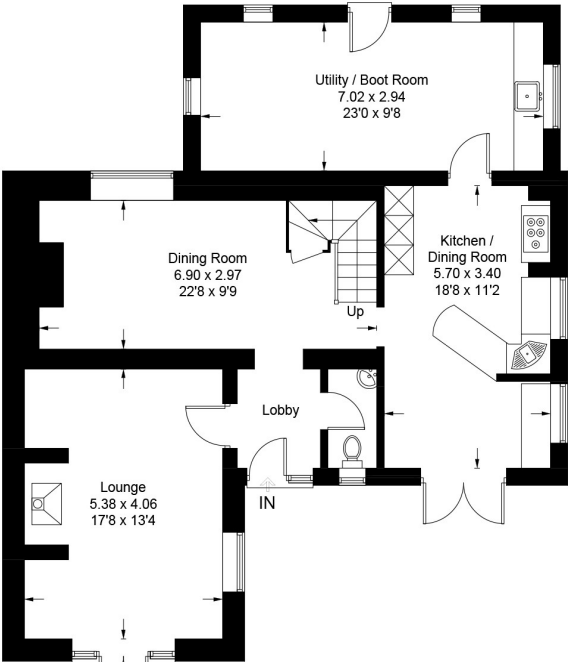
Chancellors Pound, Unit 6, 8, 9 & 10, The
Pound, Redhill, BS40 5TZ

Tel: 0117 203 5577 | Ref: BUR210027

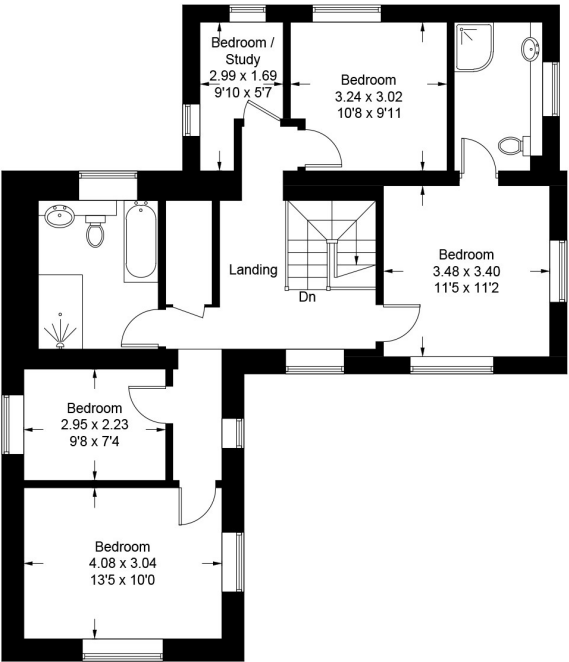
GREENSLADE TAYLOR HUNT
www.gth.net

Approximate Gross Internal Area = 178.2 sq m / 1918 sq ft
Garage = 109.7 sq m / 1181 sq ft
Total = 287.9 sq m / 3099 sq ft

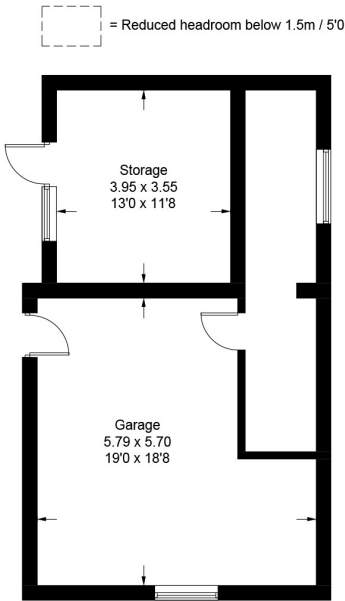
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

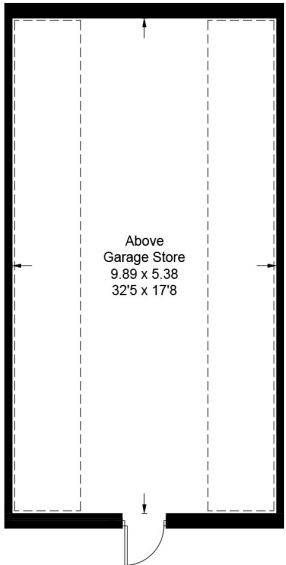


First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301705)

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.

