



Gervinia Cottage

Wick St. Lawrence, Weston-Super-Mare

A stunning 5 bedroom detached property steeped in character features with a magnificent galleried reception hall, garaging, ample driveway parking and a swimming pool. Set in a tucked away location it offers easy access to Bristol and beyond.

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- APPROX 3,668 SQ FT OF FLEXIBLE ACCOMMODATION
- 5 DOUBLE BEDROOMS AND 4 BATHROOMS
- 4 STUNNING FREE-FLOWING RECEPTION ROOMS WITH GALLIERED RECEPTION HALL
- IMMACULATELY PRESENTED THROUGHOUT
- FAR REACHING RURAL VIEWS TO MENDIPS
- POOL CABANA AND DOUBLE GARAGES
- BRISTOL AIRPORT 13.4 MILES
- WORLE STATION WITHIN 3 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 122 MINS
- ACCESS TO M5 WITHIN 3.2 MILES AT JCT 21 ST GEORGE'S (ALL DISTANCES APPROX)







Gervinia Cottage

Wick St. Lawrence, Weston-Super-Mare

Gervinia Cottage is a wonderful example of how a traditional 15th-century cottage can be sympathetically renovated and magnificently extended using natural materials and high-quality artistic design features. The result is a home that has a wealth of character but all the comforts of modern-day living. Offering five bedrooms, four bathrooms, a perfect blend of both cosy and open, free-flowing reception space flooded with light, along with large low-maintenance gardens and a swimming pool, Gervinia Cottage is an exceptional family home.

Entry to the property is via a superb green oak and glass storm porch which leads straight into the stunning reception/dining hall. With a double-height vaulted ceiling decked with crystal chandeliers, an oak and glass staircase with open risers that lead to a galleried first floor, and a one-of-a-kind feature fireplace with a contemporary inset clad with slate slips, this truly takes one's breath away. It has room for a large dining table and, at the heart of the home, gives access to the downstairs reception rooms.

The kitchen/breakfast/family room is equally impressive. Double doors open to reveal a wonderful room with a cosy space for a sofa, a large area for a dining room table, and timber bi-fold doors and French doors that seamlessly blend indoor and outdoor spaces, opening to the terraces and gardens beyond. This is all complemented by a bespoke hand-built kitchen offering a huge central island with elegant two-tone quartz worktops, along with a full range of floor and wall cabinets and pantry. Integrated appliances include two ovens, a microwave, a warming drawer, an induction hob, and a dishwasher. Additionally, there is space for an American-style fridge freezer. To the left is a utility room with storage cupboards, a downstairs cloakroom, and access to the garden.

Returning to the reception hall, an archway gives access to a flagstone-floored inner hallway, which has two storage cupboards. To the right is the original beamed sitting room, which has a beautiful inglenook fireplace, a window seat with views over the garden, and a distinctive arched cupboard. To the left is the study with deep recessed windows, a feature fireplace, built-in shelving, a desk, storage cupboards, and a bread oven.

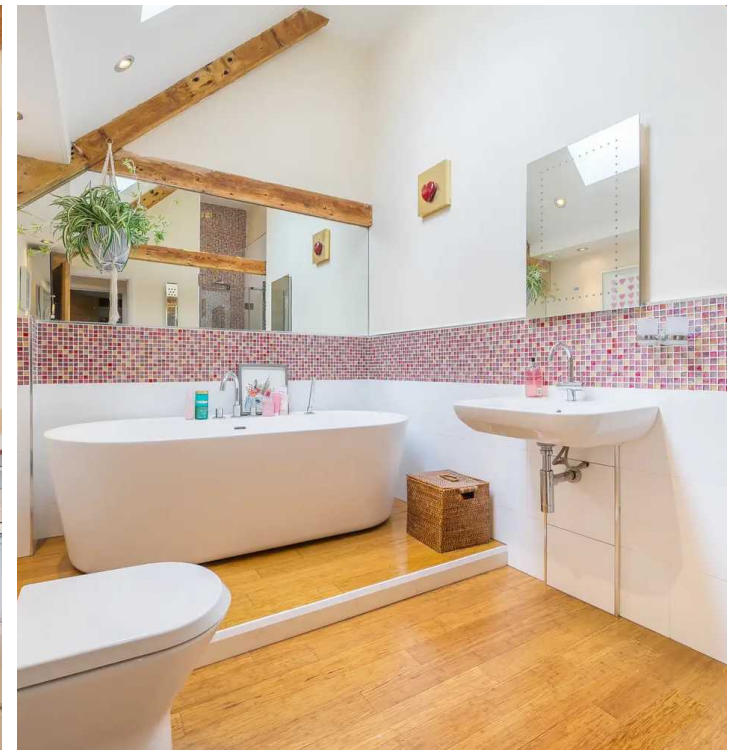
Gervinia Cottage

Wick St. Lawrence, Weston-Super-Mare

Completing the ground floor accommodation is the family room. With high ceilings, a contemporary log burner, and a projector screen, this is the ideal space for relaxing with family and friends.

Rising to the first floor, there is an elegant landing with Velux windows and a galleried view of the floor below, together with space for a chaise longue, making it almost a room in itself. From here there is access to five double bedrooms. All uniquely styled, they have raised height ceilings which make them light and airy, ample wardrobe space, and many offer built-in desk spaces and three en-suite shower rooms.

The principal suite is particularly elegant and refined, offering a lovely restful space with far-reaching rural views, a balcony, a bank of wardrobe cupboards, and an en-suite with both a free-standing contemporary bath and a separate waterfall shower.





Outside

Gervinia Cottage sits centrally in 0.5 acres of fully enclosed grounds. It is lawned with various specimen trees dotted about, hedged/walled, and with a Southwest facing aspect, bathed in sunshine for most of the day. Immediately outside the kitchen is a heated swimming pool. With paving surround and a sophisticated poolside cabana, it has amazing far-reaching views towards the Mendips. There is also a pool changing room with a w.c next to a double garage with up and over door. The driveway also provides ample off street parking.

Location

The popular and unspoilt parish of Wick St Lawrence dates back to the fifteenth century and still retains its parish church. Social activities are provided at the village hall with more amenities available in the nearby village of Worle including a large Sainsburys store. Convenient access to M5 junction 21 at St Georges is within a short drive, and for the rail commuter the station at Worle Parkway or Yatton offer regular trains to the city and central London. Bristol International Airport is approx 10 miles away.



Gervinia Cottage, Wick St. Lawrence, Weston-super-Mare, BS22



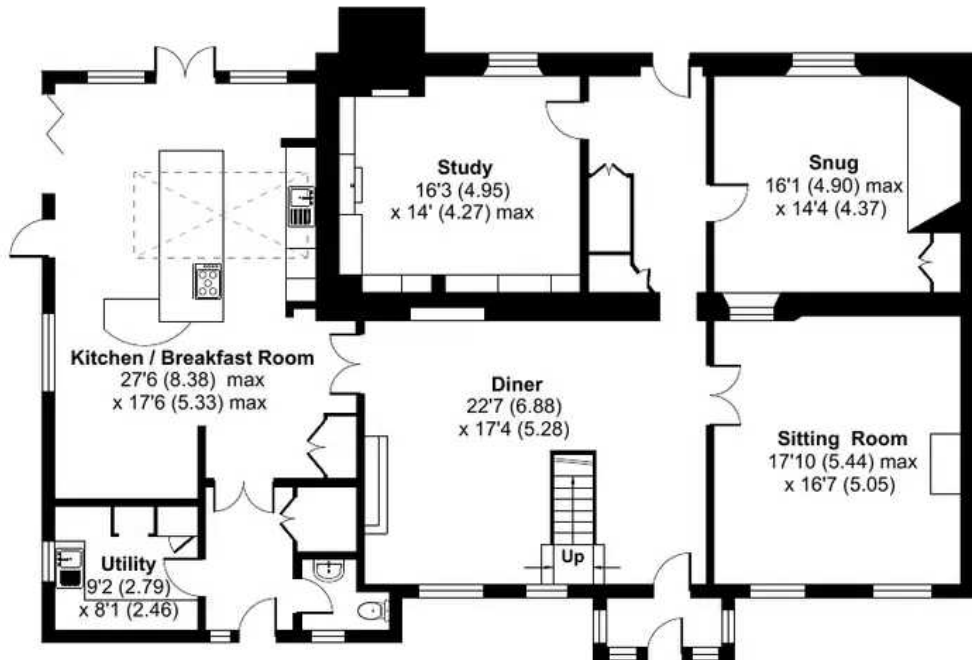
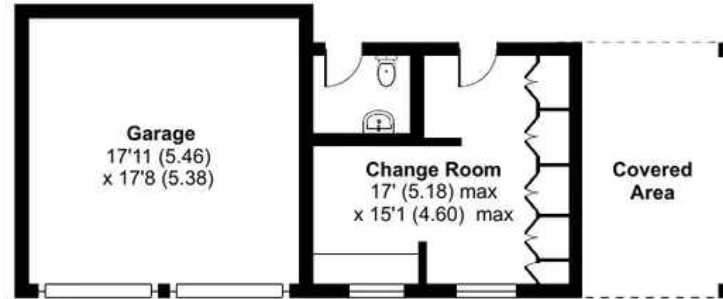
Approximate Area = 3668 sq ft / 340.7 sq m (excludes void)

Garage = 318 sq ft / 29.5 sq m

Outbuildings = 248 sq ft / 23 sq m

Total = 4234 sq ft / 393.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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