



41 Monks Hill
Worlebury, North Somerset, BS22 9RQ

Robin King | Estate Agents

41 MONKS HILL, WORLEBURY, NORTH SOMERSET, BS22 9RQ

A beautifully appointed 5 double bedroom family home with thoughtfully planned living spaces offering breath-taking panoramic views. Situated in an exclusive enclave, the property features ample parking and a double garage. Its prime position ensures easy access to local amenities, including coastal walks.

APPROX 3,272 SQ. FT. OF FLEXIBLE SPLIT LEVEL ACCOMMODATION • 5 DOUBLE BEDROOMS, 2 WITH EN-SUITES • SITTING ROOM AND DINING ROOM OFFERING DIRECT ACCESS TO BALCONY • STYLISH KITCHEN WITH SEPARATE UTILITY SPACE • LARGE FAMILY BATHROOM WITH JACUZZI BATH • DOUBLE GARAGE AND AMPLE PARKING FOR SEVERAL CARS • ELEVATED POSITION WITH OUTSTANDING COASTAL VIEWS • MAINLINE RAILWAYS SERVICES WITHIN 2.4 MILES AT WORLE PARKWAY – PADDINGTON WITHIN 122 MINUTES • ACCESS TO M5 WITHIN 3.1 MILES AT JUNCTION 21 (ST GEORGES) • BRISTOL AIRPORT WITHIN 14.3 MILES • CONVENIENT FOR NEARBY WORLEBURY GOLF CLUB (ALL APPROX.)

41 Monks Hill is a much-loved family home nestled within an exclusive development of just three properties, built by respected builders Fisher and Dean. Situated on a plot spanning nearly 0.5 acres, the property has been meticulously designed to maximise the wonderful panoramic views that stretch across the Bristol Channel to the Welsh hills and beyond.

Approaching the house an elegant, covered walkway leads up to the entrance porch, giving access to the front door. As you step inside, you will be greeted by a roomy and bright hallway finished with Kardean flooring, a cloakroom and a spacious cupboard perfect for coat and shoe storage.

To the left is a dual-aspect study with a generously sized built-in bookcase which offers a lovely garden and woodland outlook.

Towards the end of the hallway, you will find the bright and spacious dual-aspect dining room. With ample space for a large dining table, it is ideal for lingering over a family meal or entertaining friends. French doors seamlessly invite the outside in by opening up to a magnificent balcony spanning across the upper floor which offers far-reaching views over Sand Bay, Cardiff and beyond.





Continuing left from the hallway, you will find the tranquil triple-aspect sitting room, featuring a fireplace with dual fuel burner and views of surrounding woodland. Further along the hallway to the right, the stylish kitchen is well equipped with an array of glossy white wall and base units topped with a Silestone quartz worktop. Other appliances include two NEFF ovens (one with a microwave function), a heated warming drawer, and an induction and gas hob. It also offers space for an American-style fridge freezer and a dedicated wine fridge. Completing this space is a delightful breakfast bar, where you can savour a cup of coffee while enjoying the stunning seafront views. Adjacent to the kitchen, is a utility room, providing space for a fridge/freezer, washing machine and tumble dryer. This room also features a convenient side entrance to the house.

Venturing downstairs, you will discover the main bedroom accommodation. To the left is a sizeable dual-aspect double bedroom, complete with a dressing room and an en-suite shower room. This room presents annex potential, subject to the necessary planning permissions. To the right another spacious bedroom currently in use as a hobby room, features French doors that lead out to an expansive terrace. Two additional bedrooms are located either side of the hallway, both with ample space for wardrobes. There is a separate entrance door at the end of the hallway giving access to the garden. Completing the downstairs space is the superb family bathroom fitted with a luxurious Jacuzzi bath.

Ascending to the top floor, you will discover the hidden gem of the home – the principal bedroom. This triple-aspect room offers lush, leafy views and features a nautical window positioned above the bed giving a picturesque view of the nearby golf course. Leading off from the bedroom is a generous dressing room/area together with an en-suite complete with a bath, separate shower, heated towel rail and linen cupboard.





OUTSIDE – The total plot measuring approximately 0.5 acres shares its boundary with the adjacent National Trust ancient woodland area, Monks Steps. The property has a spacious block paved drive for convenient parking for several cars and a double garage. At the front of the house is a terraced section with mature shrubs and plants – a wonderful suntrap to enjoy the morning sunshine with steps up to a lawn. To the rear of the house and down the side steps is a large Indian sandstone terrace with covered space. To the right of the terrace is a stoned space with three raised beds. Steps lead down to enclosed woodland showcasing natural beauty and offering a haven for nature and wildlife.

LOCATION - Worlebury is situated between Kewstoke and Weston-super-Mare, with nearby facilities including school and a highly regarded golf club. Weston-super-Mare offers a wide range of schools, shopping and leisure facilities and mainline railway connections, which are also nearby at Worle Parkway. Access to the M5 motorway is within 3.1 miles at Junction 21 (St Georges)





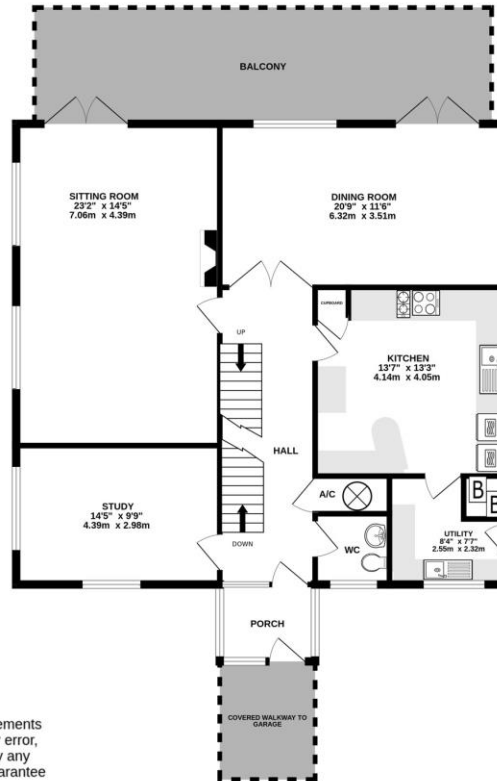
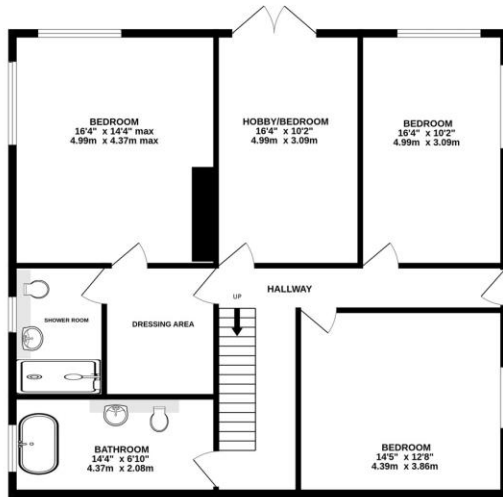
1ST FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



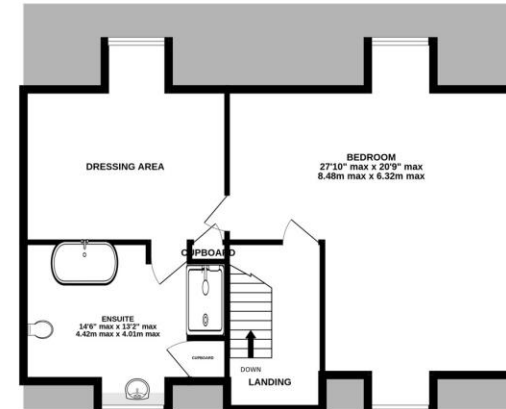
1ST FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



2ND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 3272 sq.ft. (304.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

DIRECTIONS – From Robin King Estate Agent’s office in Congresbury, turn left on to the A370 and continue to the roundabout. Keep in the left lane and branch left on to the B3440, continue over the next 2 roundabouts, carry on until you reach a mini-roundabout – take the right-hand turn into Baytree Road, by the church, continue straight through the traffic lights and continue up Baytree Hill. At the T junction turn right and then immediately left on to Milton Hill, which leads into Monks Hill (golf course on right). As you drop down Monks Hill, on the bend by the mirror, take a left turn, there are 3 properties, Number 41 is the end property.

SERVICES – Mains gas, electricity, water and private drainage.

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,476.99 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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