

EAST TOWN FARM, WICK ROAD, WICK ST LAWRENCE, BS22 7YJ

Substantial farmhouse with a beautiful blend of character and style

Rural location with countryside views

Spacious and versatile accommodation of approximately 3,000 sq ft

Heart of the home kitchen/breakfast room

Drawing room, Snug and Dining room

Home office with mezzanine level above

Utility room and cloakroom

Four double bedrooms including the master suite with dressing room and shower room

Bedroom 2 also with ensuite

Detached stone build double garage and adjoining tool store

Sitting in generous landscaped gardens

‘Outstanding’ Priory School catchment

This substantial detached former farmhouse is a sympathetic blend of character features and modern living and is situated off a country lane on the outskirts of the village of Wick St Lawrence. The property is in an idyllic rural location, yet is convenient for the commuter with easy access to the A370 and M5.

The front door leads into the hallway, with its tiled floor and to the left is a large utility room with a downstairs cloakroom off and a storage cupboard. To the right is the beautiful hub of the home kitchen/breakfast room fitted with farmhouse style units including an island unit and a royal blue Alpha plus a separate induction hob. Along with the breakfast area this forms a very sociable space.

Continue through to the snug, where there is a brick fireplace with woodburning stove and doors on to the garden. Off here is the more formal dining room with exposed stone walls.

Back through to the snug, you come into the spacious drawing room, again with woodburning stove and at the end is the study with spiral staircase up to a mezzanine level which is a tranquil and relaxing spot.

Stairs off the hall lead to the first floor landing, where there is access to the large loft space. To this floor there is a truly impressive master suite with dressing room and ensuite shower room plus a spacious and light bedroom with exposed beams and doors on to a balcony with far reaching country views. There are 3 further double bedrooms, including 1 ensuite plus a family bathroom.





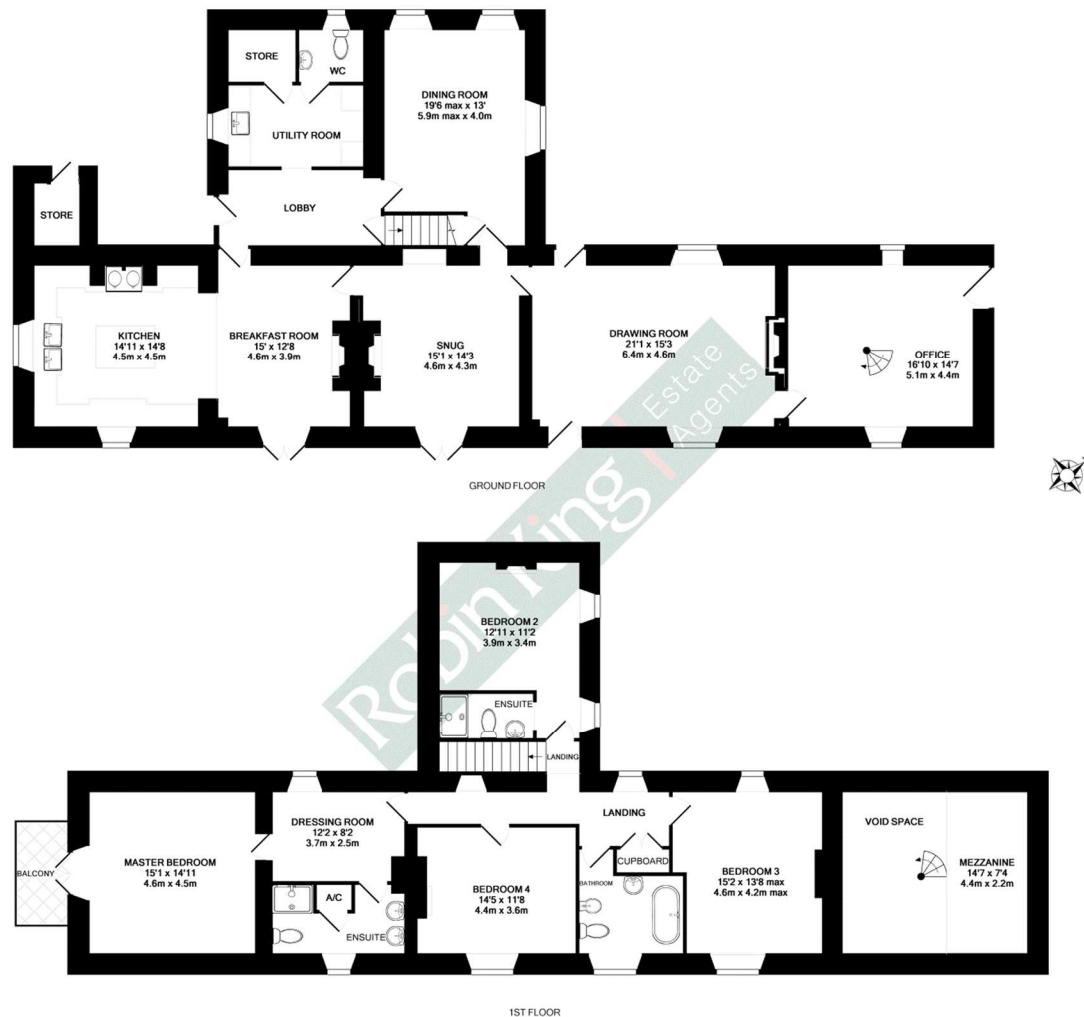
A shared lane leads to the entrance where you will come to an extensive gravelled parking area and an impressive 'DOUBLE-PLUS' GARAGE, which has a store attached. The gardens wrap around the farmhouse and are bounded by walling and primarily laid to lawn, with a stone patio and colourful borders with an ornamental pond with a pretty bridge over. The property sits in an overall plot of over 1/3rd of an acre.

The rural pretty village of Wick St Lawrence is situated on the outskirts of Weston-super-Mare and is surrounded by countryside. There is a wide choice of amenities in the nearby village of Worle and more extensive range in the town of Weston-super-Mare. For those travelling further afield there are mainline railway connections at Worle Parkway and Weston-super-Mare providing access to Bristol, London and many other parts of the country. The M5 Junction 21 at St Georges is approximately 3 miles away.



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 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



TOTAL APPROX. FLOOR AREA 3000 SQ.FT. (278.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DIRECTIONS – from Robin King’s office in Congresbury, turn left at the traffic lights on to the A370 travelling towards Weston-super-Mare. Take the right turn signposted Wick St Lawrence and continue over the railway bridge and then the motorway bridge. Continue for approximately one mile and East Town Farm will be found on the left hand side.

SERVICES – oil central heating, private drainage.

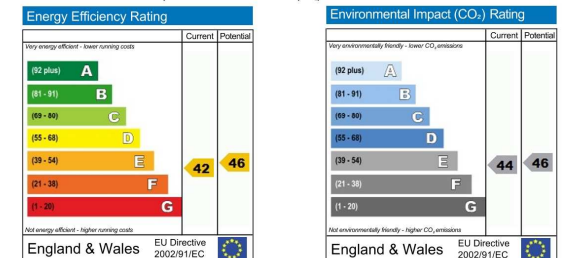
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,451.81 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

East Town Farm
 Wick St. Lawrence
 WESTON-SUPER-MARE
 BS22 7YJ

Dwelling type: Detached house
 Date of assessment: 29-Mar-2011
 Date of certificate: 30-Mar-2011
 Reference number: 0081-2851-6570-9229-2965
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 289 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

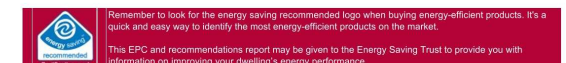
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	283 kWh/m² per year	269 kWh/m² per year
Carbon dioxide emissions	15 tonnes per year	14 tonnes per year
Lighting	£329 per year	£166 per year
Heating	£2439 per year	£2461 per year
Hot water	£302 per year	£270 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT