



H O P E W E L L

S A L E S

£875,000 Freehold



Selwood Manor, Saltford, Somerset

PROPERTY DESCRIPTION

We are privileged to bring to the market this wonderful family home that has been recently renovated and extended to provide spacious, light and bright living areas that are linked by a contemporary staircase creating a light well allowing natural light to cascade through the heart of the property. The property sits in the middle of good sized gardens, and benefits from a South West facing rear garden that is mostly laid to lawn but incorporates patio areas accessed via french doors from the kitchen breakfast room and conservatory enabling the discerning buyer to adopt a truly al fresco lifestyle.

The grey slate tiled roof, white render, and bay widows give Selwood Manor a real sense of presence. The well proportioned accommodation is beautifully presented, and flows nicely. The specification of this family home is extremely high and the accommodation offers a variety of potential uses which means that the property suits a wide range of home seekers and offers the ability for a home office or even live in care.

The current owners have continued their attention to detail and style throughout the entire property, all 5 bedrooms in the main house are doubles, and on the top floor they benefit from vaulted ceilings forming characterful spaces and are interlinked by a contemporary glass and oak bridge with a vaulted ceiling that allows natural light to flood the entire house. The bathrooms throughout are finished to an extremely high quality and the downstairs cloakroom boasts a walk in shower.

The property is ideally positioned being 5.6 miles to the centre of Bath and 6.8 miles to the centre of Bristol. It is within a mile of Saltford Marina, Saltford Golf Club and is well positioned for Ofsted "Good" primary and secondary schools.

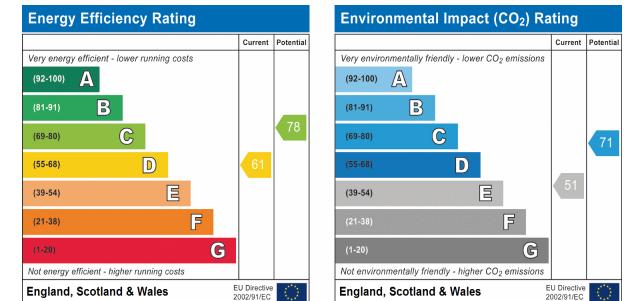
As well as the already generous accommodation that Selwood Manor benefits from, there is a detached double garage. This garage presents potential for the new buyer to add betterment through an existing, and we understand from the current owners, implemented planning permission to convert the garage into a 1 bedroom cottage - Application Reference: Bath and North East Council - 15/05477/FUL

Hopewell highly recommend an early viewing of the property to avoid the potential disappointment of missing out on what is without doubt a wonderful opportunity to acquire a lovely family home.



FEATURES

- DISCREET MARKETING - CONTACT US FOR FULL DETAILS
- Great location - Mid way between Bristol and Bath
- A beautiful detached family home
- Combining period and contemporary property features
- Versatile Accommodation to Suit many types of buyers
- High Specification - Extremely well finished
- 5 Beds, Kitchen/Breakfast Room, 2 Receptions, Home Office.
- Set in a good sized, level South West Facing garden
- Potential for future enhancement via implemented planning
- Good local primary and secondary schools
- Light cascades through the heart of this home
- Detached Double Garage





ROOM DESCRIPTIONS

Approach

Selwood Manor is accessed via a set of personalised electric gates with an intercom, the driveway passes through the front garden and leads to the double garage and affords ample parking. An attractive portico with pillars and a grey slate pitched roof frames the front door which has leaded stained glass inserts and leads to:

Ground Floor

Entrance Hallway 2.7m x 4m (8' 10" x 13' 1") The entrance hallway is one of the property's key features as it is the start of the oak and glass staircase that climbs to the top of the house. The contrast between the white tiled floor with silver fleck, white ceilings and walls, and the oak and glass is striking. Brushed chrome down lighters, brushed chrome switches, handset and control for the entry system, contemporary radiator, under stair cupboard, wooden skirting with architrave, oak doors lead to:

Dining Room - 3.97m x 3.88m (13' 0" x 12' 9") Double glazed bay window to the front aspect forming a bay. An attractive wooden plate rail to three walls, wooden skirting and architrave, ceiling light point, brushed chrome sockets and dimmer light switch.

Kitchen/Breakfast Room - 6.58m x 4.4m (21' 7" x 14' 5") Triple aspect with two sets of double glazed windows, and French patio double glazed doors give access to the rear. There is a wide range of matching white gloss wall and base units to the external walls, and further range of grey gloss base units forming an Island and breakfast bar. Over all base units is a solid wood work top that incorporates a one and a half bowl sink with drainer and a chrome finish mixer tap with flexible hose spout, there are split face slate slips that form splash backs throughout. There is an integral dish washer and washing machine, wine cooler and a space for an American style fridge freezer. The Island has space, power and electrical supply for a range cooker, with a chimney hood extractor over. The white tiled floor with silver fleck carries on through from the hallway. The Island creates a useful breakfast bar for informal dining at one end, and is finished at the other end with a vertical return in the same wooden work top. There is a feature wall of the split face slate slips. Numerous brushed chrome down lighters are controlled via brushed chrome light switches, TV Point, Doorway to:

Rear Lobby - Offering the ability for the office/bedroom 6 to become a self contained unit the rear lobby is accessed via a double glazed back door with a double glazed window to the side and gives access to the office/bedroom 6, a cloakroom that houses the boiler that services the central heating and domestic hot water, and a Belfast sink

Office/Bedroom 6 - 3.37m x 3.33m (11' 1" x 10' 11") Maximum Measurements. Double glazed windows to the front aspect, ceiling coving, numerous electrical sockets, wooden skirting and architrave, contemporary radiator, ceiling light point, TV point, data point, doorway to:

En suite - Tiled floor, tiled shower with glass screen, corner wash hand basin, low level WC with built in maceration system, extractor fan, ceiling light point, light switch.

Sitting Room - 4.97m x 3.79m (16' 4" x 12' 5") Double glazed bay window to front aspect, cast iron fireplace with ornate surround and mantle piece set on a tiled hearth, wall mounted light fittings, ceiling light fitting, brushed chrome power sockets, brushed chrome dimmer light switch, TV point, wooden skirting and architrave, contemporary radiator. Archway to the Conservatory.

Conservatory - 3.05m x 2.35m (10' 0" x 7' 9") A double glazed conservatory that is traditional walling to dado rail height, double glazed windows, glass pitched roof with french patio doors opening onto the patio and lawn beyond. White tiled floors with silver spec, wooden skirting, radiator.

Cloakroom - Double glazed window to the rear aspect, tiled floor, large tiled walk in shower with white tray, glass screen and oversized shower rose and handset. A stone washbasin with chrome mixer tap housed on a stone topped solid wood vanity unit tiled to splash back, heated chrome finished towel rail, WC, brushed chrome down lighters.



First Floor

First Floor Landing - A gallery landing that is a real architectural treat as the oak newel posts and handrail with glass balustrade climb through the landing to the floor above. Double glazed window with attractive feature arch above to the front aspect, double glazed widow to the rear aspect, ceiling voids allow light from the vaulted ceiling above, contemporary radiator, brushed chrome down lighters, brushed chrome lightswitches. Doorways to:

Master Bedroom - 4.96m x 3.79m (16' 3" x 12' 5") Dual aspect with Double glazed bay window to the front aspect with a lovely window seat. Double glazed window to the rear. An extensive range of white fitted bedroom furniture, numerous brushed chrome electric sockets, TV point, ceiling light point, brushed chrome light switch, contemporary radiator.

Bathroom - Double glazed windows to the rear aspect, matching black with silver speck tiled floor, tiled skirting and feature wall with stripe insert. There is an illuminated step up to a freestanding oval bath with freestanding mono block chrome mixer tap/shower with swan neck, there is an oval wash basin with mono block mixer tap set on a wooden vanity unit with granite top and a low level close coupled WC, brushed chrome ceiling mounted down lighters and an extractor fan.

Bedroom 2 - 3.96m x 3.89m (13' 0" x 12' 9") Double glazed bay window to the front aspect, feature alcove, wooden skirting and architrave, contemporary radiator, ceiling rose and light point, numerous electrical sockets and brushed chrome light switch on a dimmer.

Bedroom 3 - 4.57m x 3.3m (15' 0" x 10' 10") Maximum measurements. Double glazed window to the rear aspect, feature alcove giving access to useful eave storage cupboard, wooden skirting and architrave, contemporary radiator, numerous electrical sockets, ceiling light point.

Top Floor

Gallery Landing - A lovely feature, the oak newels and handrails with the glass balustrades form a bridge with voids either side, the vaulted ceilings, exposed timber beams, and velux windows form a gallery with views and letting light down through the house. As well as brushed chrome down lighters, the stairs have strip LED lighting at low level, a ceiling light point, brushed chrome switches. Doors to:

Bedroom 4 - 3.55m x 3.02m (11' 8" x 9' 11") Restricted Head Height towards eaves. Double glazed velux windows to the rear aspect, vaulted ceilings housing feature pin spot down lighting, numerous brushed chrome electrical sockets, contemporary radiator.

Family Bathroom - Vaulted ceiling, tiled floors and walls to dado height, feature wall with split face slate slips, white freestanding oval bath with freestanding mono block shower tap mixer with swan neck, twin stone wash basins, each with mono block chrome finished mixer taps on a wooden vanity unit with marble top. Integrated WC with chrome flush plate, heated chrome finish towel rail, brushed chrome down lighters, and an extractor fan.

Bedroom 5 - 3.56m x 3.12m (11'8" x 10'3") Restricted Height towards eaves. Doubt Glazed Velux windows to the rear aspect, Vaulted ceilings with exposed wooden beams, two oak fronted access doors for eaves storage, numerous brushed chrome electrical sockets, contemporary radiator.

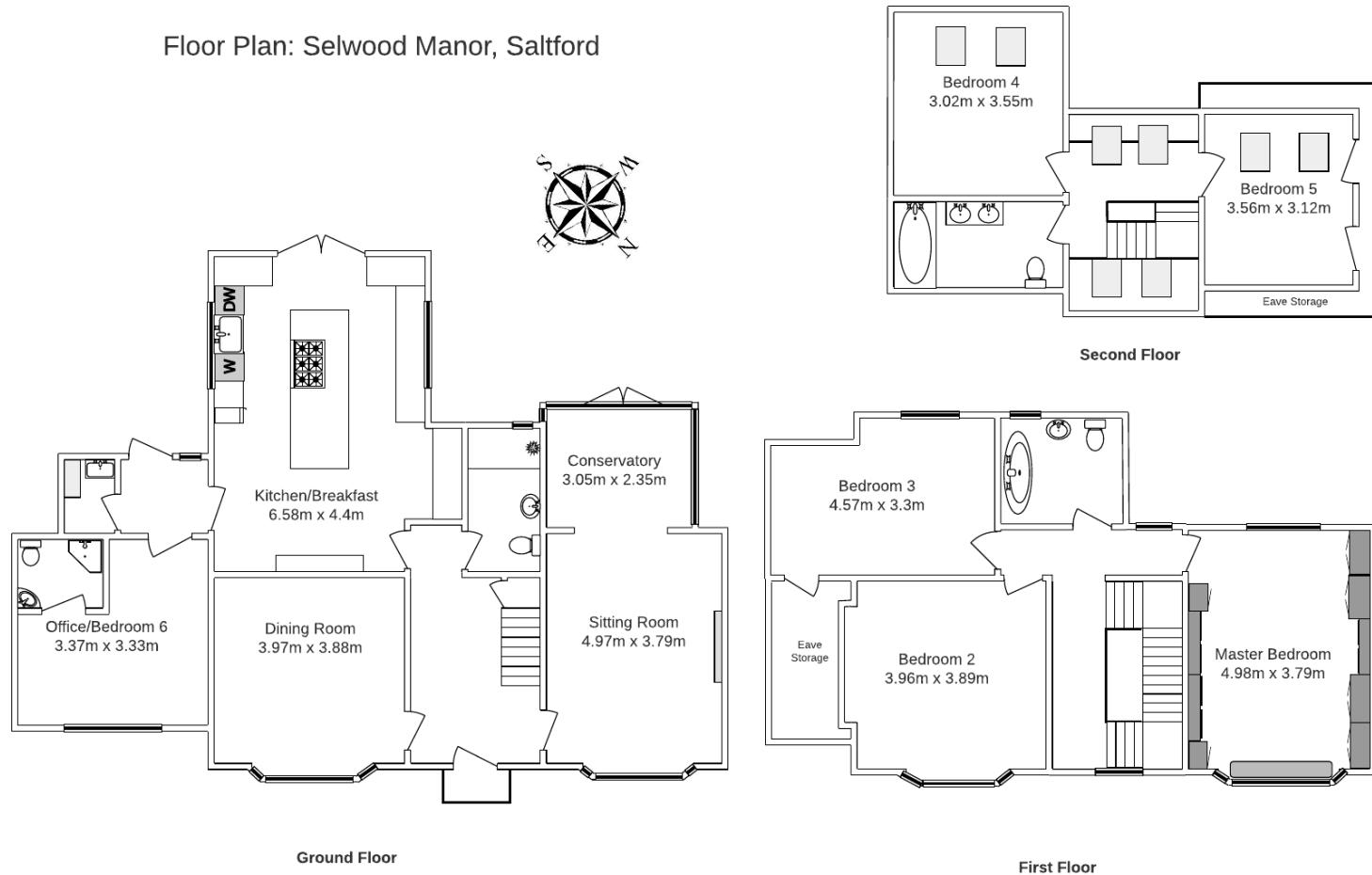
Outside

The property sits in the middle of a generous plot and has gardens to the front and rear that is mainly laid to lawn. The rear garden faces South West and as such captures the sun for a majority of the day. The rear of the property has a patio which spans the entire width of the house, and is accessed from the back door, the kitchen/breakfast room and the conservatory so makes outdoor lifestyle very achievable.

The driveway runs to the side of the property and leads to the double garage, there is ample parking and a turning space. The Garage has the benefit of an existing planning consent, which we are informed has been implemented, to convert into a one bed cottage.

FLOORPLAN

Floor Plan: Selwood Manor, Saltford



Disclaimer: This plan and these particulars are for marketing purposes only. Hopewell Sales Ltd do not warrantee any measurements or information contained within these particulars, or the structural condition of the property. No fixtures, fittings, services or equipment have been tested by Hopewell Sales Ltd. Information on title has been supplied by the vendors and taken in good faith by Hopewell Sales Ltd. It is highly recommended that any buyer carries out detailed due diligence on all aspects of the property prior to purchase.