



Westbrook House, 1 Trinity Close, Paulton, Bristol, BS39 7LA



£475,000

An outstanding period School House conversion set within a cul de sac in the heart of the village in the lea of the Parish Church.

- Outstanding Fusion Of Period Features With The Highest Quality Modern Fittings
- Sumptuous & Luxurious Accommodation Appointed To A High Standard
- Entrance Hall & Cloakroom/WC
- Living Room Featuring Cleverly Designed Home Office
- 25ft Family Kitchen With Bespoke Fittings & Quality Appliances
- Utility Room
- 3 Bedrooms
- En Suite Shower Room & Family Bathroom
- Well Planned Easily Maintained Gardens Southerly Facing & Enclosed At The Rear
- Private Parking

# Westbrook House, 1 Trinity Close, Paulton, Bristol, BS39 7LA

Westbrook House is a charming former school building originally dating from the 1800's with elevations in natural stone with cut stone mullion windows and a pitched slate clad roof. This appealing building was converted into residential use circa 2012 and has been subject to a painstaking refurbishment in the current ownership. The quality accommodation created boasts the character features associated with an old building with the energy efficiency and contemporary fittings associated with a new build property.

On the ground floor, which has under floor heating, the property is approached through an entrance hall with a staircase rising to the first floor and a useful cloak with wc adjacent. There is a well proportioned living room with tall double glazed stone mullion windows with a southerly facing rear aspect and westerly aspect overlooking the Holy Trinity Church. Within a deep recess off the living room is a cleverly designed home office. The hub of the property is the open plan kitchen, dining and family room which is fitted with a range of high quality bespoke units and built in appliances with attention to detail seldom seen in homes in this price range. At the far end, the kitchen has a lantern roof and three panel bi-fold doors flooding it with natural light. A well designed utility room completes the ground floor accommodation.

On the first floor the landing provides the approach to the three bedrooms and a bathroom. The master bedroom has built in wardrobes and an en suite shower room with quality fittings. A double size second bedroom has excellent built in storage. There is a third bedroom and a bathroom which is appointed to the same standard as the en suite. The first floor has a number of Velux windows with blinds which are remote controlled and electrically operated.

On the outside the property is approached from Church Street into Trinity Close, a cul de sac of similarly attractive individual homes. There are two private parking spaces with gravelled chip beds to two sides of the building and an enclosed bin store and garden store to the front, while the southerly facing rear aspect has a walled garden with gated access to the cul de sac and is laid to an extensive paved terrace and lawn with shrub borders.

Paulton is a well served village location with a good range of local amenities within walking distance including a convenience store and other local shops, pubs, Holy Trinity Church (which is adjacent to the property), vets practice, village hall and Memorial Park. The village lies approximately 2 miles north of the larger Town of Midsomer Norton which offers a range of day to day amenities while the Cities of Bristol, Bath and Wells are within reasonable daily commuting distance. Bristol and Bath offer an extensive range of amenities including shopping, recreational, cultural and sporting activities. The Mendip Hills and Chew Valley are within easy reach providing pleasant days out and recreational opportunities.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

Composite entrance door to

### HALLWAY

Staircase rising to first floor, LED downlighters, deep illuminated understairs cupboard.

### CLOAKROOM/WC

White suite with chrome finished fittings comprising wc and wash basin with tiled splashback. Extractor fan.

### LIVING ROOM 3.79m plus study recess x 4.51m (12'5" plus study recess x 14'9")

Part vaulted ceiling, stone mullion double glazed windows to southern and western aspects with fitted remote controlled roller blind and plantation shutters, overlooking Holy Trinity Church to the west. Within a deep recess is a cleverly designed home office with a vaulted ceiling and Ash fitted units including library shelving, a built in desk and a large shelved cupboard.

### KITCHEN/DINING/FAMILY ROOM 7.84m x 3.78m widening to 6.37m (to max) (25'6" x 12'4" widening to 20'10" (to max))

Very much the heart of the home. The kitchen area has double glazed mullion windows to the rear. To one end is a large lantern roof and three panel bi-fold doors flooding the room with natural light. The windows and doors have electrically operated remote controlled internal blinds. Within the family area there is a media unit with built in shelving and cupboard storage. The kitchen is superb and of a bespoke design from "Thoroughly Wood" installed at great expense. It is a hand made solid wood kitchen with walnut work surfaces and features drawer and door handles crafted in solid copper pipe. The inset sinks are hand made in copper with a matching tap. The appliances include a five burner Smeg gas hob, two integrated Bosch fan ovens: one is a combination fan/microwave. In addition there is a deep warming drawer. Integrated slimline Miele dishwasher, Liebherr wine cabinet and wide/large Liebherr fridge freezer featuring two freezer drawers beneath. There is a movable butchers block with a granite top.

### UTILITY ROOM 1.97m x 1.95m (6'5" x 6'4")

Fitted to the same standard as the kitchen, units and worksurfaces to match, plumbing for automatic washing machine, LED downlighters, cleaning cupboard and wall mounted Worcester gas fired boiler.

## FIRST FLOOR

### LANDING

Approached by a turning staircase leading from the ground floor with LED downlighters and radiator. Airing cupboard with fitted shelving and hot water cylinder.

### BEDROOM ONE 3.81m x 3.02m (12'5" x 9'10")

Double glazed mullion window to side aspect and electric remote controlled double glazed velux window and blind. Radiator. Built in bedroom furniture comprising wardrobes, drawer storage and dressing table (included in measurements).

### EN SUITE SHOWER ROOM

Fully tiled walls and floor, chrome finished heated towel rail. White suite with chrome finished fittings of quality comprising wc, wash basin and over size shower enclosure with thermostatic shower head, illuminated magnifying mirror, shaver point, ceiling mounted LED downlighters. Electric remote controlled double glazed velux window and blind.

### BEDROOM TWO 2.83m x 2.37m (9'3" x 7'9")

Remote controlled electric double glazed Velux window and blind overlooking the rear aspect and obscure double glazed mullion window. Radiator. Excellent deep built in storage cupboards (excluded from measurements) with double glazed window.

### BEDROOM THREE 2.69m x 2.34m (8'9" x 7'8")

Remote controlled electric double glazed Velux window and blind. Radiator.

### BATHROOM

Remote controlled electric double glazed Velux window and blind. Illuminated magnifying mirror, fully tiled walls and floor. Quality suite in white with chrome finished fittings comprising wc, wash basin with mixer tap and panelled bath with shower screen and mixer tap with over bath thermostatic shower. Ceiling mounted LED downlighters. Heated towel rail.

### OUTSIDE

To the front of the property are two private paved parking spaces with natural stone wall separating the parking from a slate chip bed with yew trees which continues to the front of the property. A door leads to a private courtyard with storage area ideal for bins etc adjacent to which is a storage shed (with power and light).

### PRIVATE WALLED REAR GARDEN 13m x 4.35m narrowing to 3m (42'7" x 14'3" narrowing to 9'10")

A level garden with raised planters newly planted with laurels. The garden comprises an extensive paved patio terrace immediately beyond the kitchen bi-fold doors which enjoys a good degree of seclusion. An outside tap and light is provided. Beyond the terrace is a lawn and flower shrub borders.

### AGENTS NOTE

The quality of the interior and exacting standard of the refurbishment will be evident on viewing the property.

All mains services.

Mobile - Mobile voice & data connection likely available externally via EE, Three, O2 and Vodafone. Voice connection likely available internally via O2 & Vodafone. Source - Ofcom.

Broadband - Superfast 80Mbps available. Source - Ofcom.

### TENURE

Freehold. The title is subject to historic covenants, details of which are available on request but are unlikely to concern the majority of potential purchasers.

### COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

