



ROCKHOLM CLEVEDON ROAD,  
WESTON-IN-GORDANO, BS20 8PR

**GOODMAN  
& LILLEY**



A THREE-BEDROOM SEMI-DETACHED FAMILY HOME IS SITUATED IN A SOUGHT-AFTER VILLAGE LOCATION, OFFERING A WONDERFUL OPPORTUNITY FOR POTENTIAL BUYERS. THE PROPERTY BOASTS THE POTENTIAL TO EXTEND BOTH TO THE SIDE AND REAR, PROVIDING THE CHANCE TO MORE THAN DOUBLE ITS FOOTPRINT.

Situated within the popular semi-rural village of Weston-in-Gordano, this fine property will be of interest to a wide range of prospective purchasers. For developers and family buyers, this home will certainly appeal, as will the option to put their own mark on the living space. The property is positioned within a spacious plot with gardens expanding to the side and rear of the property, offering good scope to extend the property (subject to the necessary planning permission) to create a family home for years to come and enjoy living the perfect village lifestyle.

Upon entering the house, you are greeted by an inviting entrance hall that leads you into the comfortable living room. The living room features a charming wood-burning stove, creating a cosy and warm atmosphere. A notable highlight of the property is the spacious kitchen, which stretches across the rear elevation. This allows for ample space for cooking, dining, and entertaining.

Moving upstairs, you will find three well-proportioned bedrooms, providing plenty of space for a growing family. Adjacent to the bedrooms is a family bathroom, offering convenience and functionality.

One of the standout features of this property is the generously-sized rear garden, which enjoys a picturesque woodland backdrop. The garden is predominantly laid to an expanse of lawn, providing an expansive area for outdoor activities and relaxation. Additionally, the garden is fully stocked with an array of beautiful flowers, creating a vibrant and colourful setting. Accessible from the kitchen/breakfast room, the patio offers a convenient space for outdoor dining and entertaining.

To further enhance the property, an L-shaped extension mirroring the neighbouring house would be a beneficial addition. This extension would not only increase the overall living space but also harmonise the aesthetics of the property with its surroundings. A garage and spacious driveway providing off-road parking for numerous vehicles.

## Location

Weston in Gordano is a village and civil parish in North Somerset, England. It is situated in the middle of the Gordano Valley on the north side, on the road between Clevedon and Portishead. The parish has a population of approximately 300. It is the largest village in Gordano Valley, with a public house, the 18th century White Hart Pub.

There are two nearby nature reserves, both owned and managed by the Avon Wildlife Trust. Weston Big Wood is 38 hectares of ancient woodland, and Weston Moor is 59 hectares of wet grassland. Weston Big Wood falls within a wider biological Site of Special Scientific Interest. The wood itself dates at least from Iron Age times, with some evidence that there has been woodland here since trees began to re-colonise after the last Ice Age some 10,000 years ago. The parish is served by a wide range of amenities found at both Portishead and Clevedon, for example there is a selection of supermarkets including Waitrose of Portishead, whilst Tesco, Asda and Morrisons can all be found in Clevedon.

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- Semi-Detached Family Home
- Potential To Extend (Side & Rear)
- Garage & Parking For Numerous Vehicles
- Equidistant To Portishead & Clevedon
- Three Bedrooms
- Generous Rear Garden
- Popular Village Location
- Pleasant Outlook

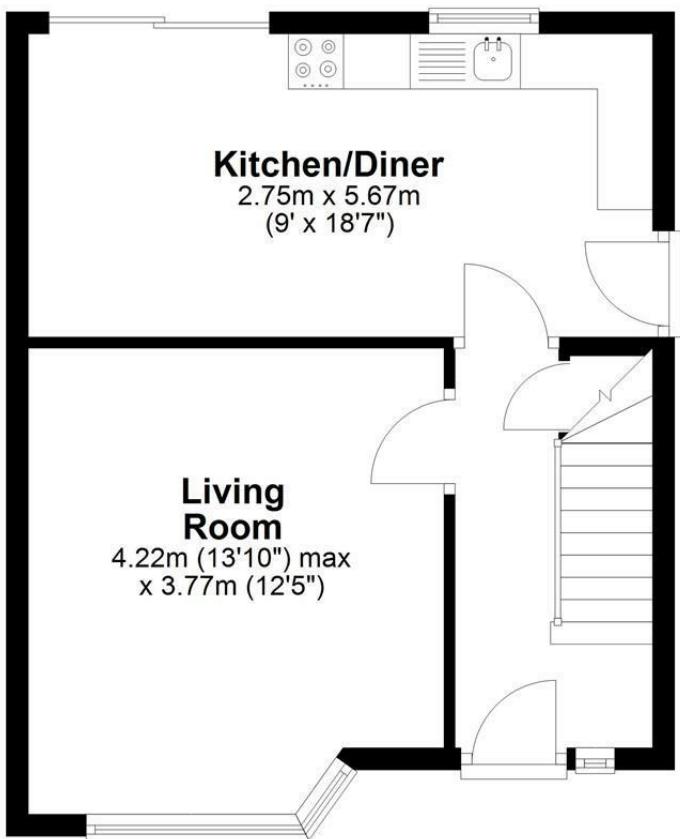


GUIDE PRICE £450,000



## Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



## Kitchen/Diner

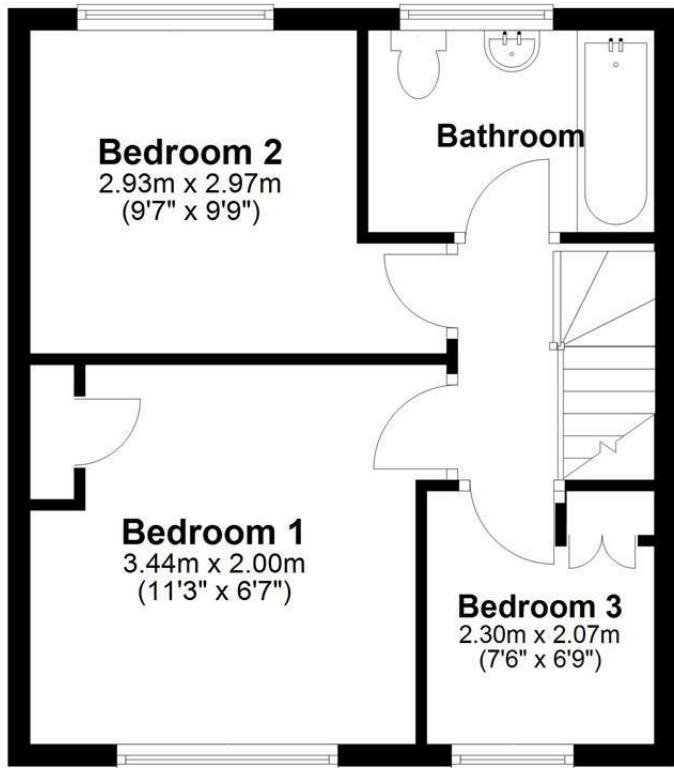
2.75m x 5.67m  
(9' x 18'7")

## Living Room

4.22m (13'10") max  
x 3.77m (12'5")

## First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



## Bedroom 2

2.93m x 2.97m  
(9'7" x 9'9")

## Bedroom 1

3.44m x 2.00m  
(11'3" x 6'7")

## Bedroom 3

2.30m x 2.07m  
(7'6" x 6'9")

Total area: approx. 74.9 sq. metres (806.6 sq. feet)

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