



THE OLD MEETING HOUSE, SILVER STREET,
WESTON-IN-GORDANO, BS20 8QA

GOODMAN
& LILLEY







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GUIDE PRICE
£499,950

The Old Meeting House is a delightful period attached cottage, nestled in the sought-after village of Weston in Gordano. This home is a true gem, combining classic charm with modern conveniences, making it the ideal setting for family living or those looking to enjoy the tranquil village lifestyle.

Upon entering the property, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. This welcoming area provides access to the principal rooms, ensuring an easy flow throughout the ground floor.

The living room is a standout feature, well-proportioned and beautifully designed to maximise natural light. The dual aspect windows enhances the room's brightness. The focal point of the living room is the impressive stone chimney breast, which houses an inset electric fire, creating a cosy atmosphere perfect for relaxation on chilly evenings. The beamed ceilings add an authentic touch, exuding character and charm that is hard to replicate in modern builds. Adjacent to the living room is the dining room, also generously sized and thoughtfully designed. This space easily accommodates a family-sized dining table, making it perfect for entertaining guests or enjoying family meals. The connection between the living and dining areas fosters a sense of togetherness, allowing for seamless interaction during gatherings.

From the dining room, a door leads you into the kitchen, which is a delightful blend of modern functionality and traditional appeal. Fitted with stylish modern shaker-style units, the kitchen boasts wood block work surfaces that provide both durability and aesthetic appeal. The inset ceramic sink is both practical and stylish, making meal preparation a pleasure rather than a chore. One of the unique features of this kitchen is its painted beam ceiling, which not only adds a sense of but also allows for a clothes airer positioned to one side, a nod to the practicality of traditional country living. This thoughtful design element reflects the spirit of the home, where character meets convenience.

The kitchen has an additional space that could easily serve as a utility area, providing extra storage and functionality. This area leads to a cloakroom, adding to the practicality of the ground floor and ensuring that the home meets the needs of modern family living.

As you ascend the stairs, you arrive at the galleried first-floor landing, which features a large storage cupboard and a linen cupboard, providing ample space for all your storage needs. This thoughtful layout ensures that the home remains clutter-free, allowing you to fully enjoy the living spaces. From the landing, you can access four well-proportioned bedrooms, each uniquely positioned in the corners of the property. This layout offers both privacy and space, making it ideal for families or those who frequently host guests. Each bedroom is bright and airy, with the potential to be personalized to suit

individual tastes and styles. The modern family bathroom, equipped with four pieces, serves the bedrooms on this floor. The bathroom is designed with both style and functionality in mind, featuring modern fixtures and finishes that ensure a relaxing experience for all.

Step outside, and you'll discover the garden, conveniently located in-front of the main house and accessed through a gate enclosed by a picket fence. This charming garden is laid to lawn and patio, creating a perfect backdrop for outdoor activities, children's play, or simply enjoying the fresh air. Deep planted flowering shrubs provide privacy and a splash of colour throughout the seasons, transforming the garden into a serene retreat where you can unwind and recharge. Whether you're hosting summer barbecues or enjoying quiet evenings with a good book, this outdoor space offers versatility and tranquillity, making it an extension of your home.

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. 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 be found at Clevedon.

Transport Links

Bristol City Centre is situated approximately 13 miles away with Temple Meads railway station offering direct transport to central London. Portishead is situated near Junction 19 of the M5 motorway, allowing excellent links to the national motorway network, Bristol Parkway station and shopping at Cribbs Causeway. Bristol International Airport offers daily flights to Europe and can be found approximately 13 miles to the Southwest.



- Period Attached Cottage
- Character & Charming Period Features
- Modern Kitchen
- Four Well-Proportioned Bedrooms
- Parking For Two Vehicles
- Well Presented Throughout
- Two Reception Rooms
- Cottage Style Garden
- Popular Village Location



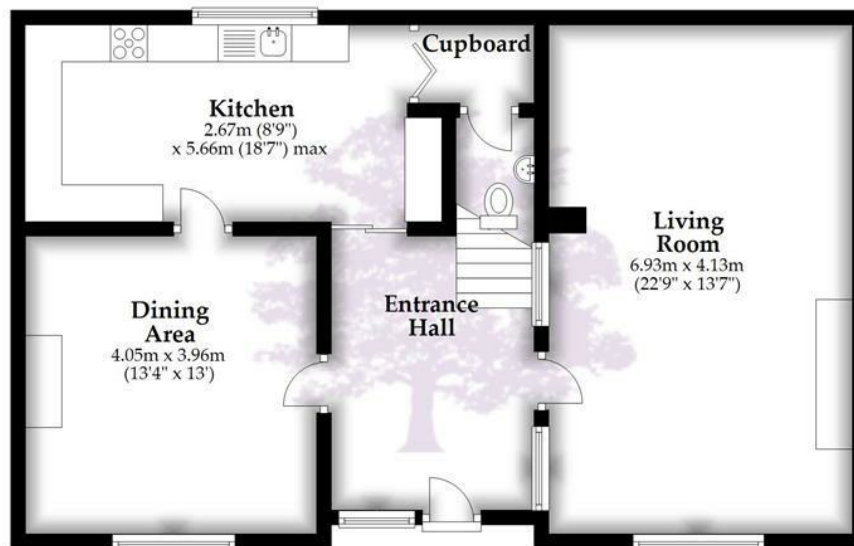


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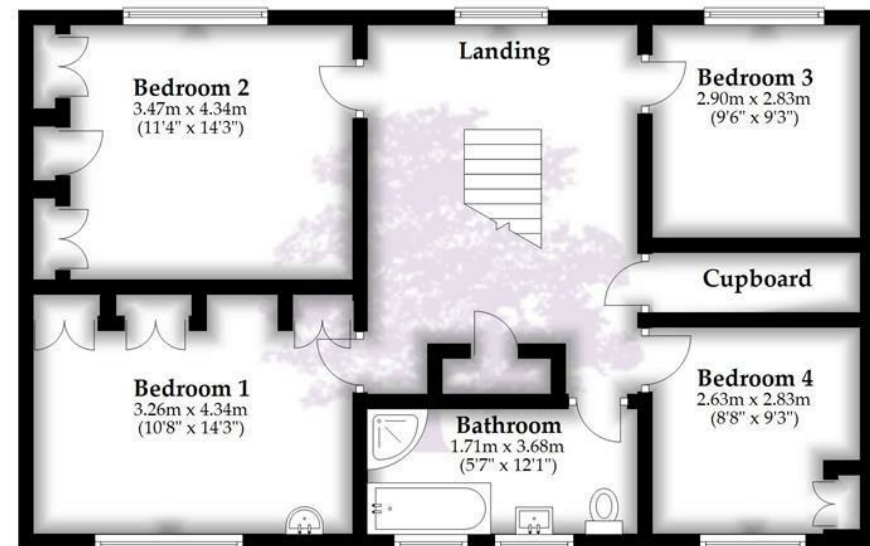
Ground Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



First Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



Total area: approx. 154.3 sq. metres (1661.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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