



BELLE VISTA WEST HILL,
WRAXALL, BS48 1PL

GOODMAN
& LILLEY







BELLE VISTA WEST HILL

WRAXALL BS48 1PL

GUIDE PRICE
£3,750,000

A spectacular contemporary masterpiece set in the desirable North Somerset village of Wraxall, offering over 6,000 sq ft of inspirational accommodation, finished to exacting standards with high eco credentials and a carbon neutral rating.

An awe inspiring residence of unparalleled quality and architectural brilliance set in the wonderful countryside on the edge of the city Bristol benefitting from far reaching south facing views, generous garaging, secure parking, a gated driveway and set in private grounds of 0.54 acre.

Description

Belle Vista is undoubtedly a truly exceptional, one-of-a-kind residence, thoughtfully designed with remarkable flair to offer the pinnacle of contemporary living. The home presents a unique opportunity for customization, allowing you to tailor the space to your preferences with a bespoke design package. Every detail has been carefully considered by the architectural team and developer to make the most of its elevated position. While the understated front façade gives little away, the grandeur of the property truly reveals itself from the rear, where the expansive garden elevation offers stunning views. Spanning three levels, the property is bathed in natural light thanks to soaring ceilings and expansive glass windows, taking full advantage of its ideal southerly aspect. Multiple terraces and balconies across the home provide perfect spaces for both entertaining and quietly enjoying the breathtaking views and beautiful grounds from every level.

Tucked away from the road and behind an elegant new boundary wall, the property features an electric gated in-and-out driveway offering ample parking for visitors, in addition to the four-car garage. Below the garage, accessible from the garden level, is a spacious gym. Reflecting the versatility of the main house, this area could also serve as an independent en-suite guest suite or staff accommodation.

Upon entering Belle Vista, you are greeted by a striking central reception hallway, where a stunning two-storey window frames the expansive

views of the grounds and treetops beyond. On this level, the impressive kitchen/family room takes center stage. Understanding the importance of this key space, the developers have pre-installed the necessary wiring and plumbing, offering the future owner the chance to select their own custom kitchen, with a significant financial offset. A set of bifold doors opens directly from the kitchen to one of the beautiful balconies. To the other side of the hallway, you'll find the spacious 8.71 x 6.05 sqm sitting room, which also extends to a magnificent terrace.

Descending the staircase, you reach a versatile lower level. This floor offers multiple possibilities, whether as four en-suite bedrooms or, as the developer envisioned, a home cinema space. All bathrooms are finished to the highest standard, with the main bedroom featuring a freestanding bath that provides a tranquil spot to unwind while enjoying the private countryside views. This bedroom also boasts a walk-in wardrobe, which could easily be expanded into a generous dressing room by utilising the adjacent space if additional bedrooms are not a priority. This flexibility is a testament to the thoughtful design of the home.

One of the most unique and standout features of this property is the impressive 9.38 x 8.41 sqm covered terrace, located just below the kitchen/family room. With the growing popularity of outdoor kitchens and dining spaces, this terrace offers the perfect setting for entertaining, seamlessly connecting with the garden beyond. It also includes convenient washroom facilities at the rear.

The expansive grounds provide a blank canvas for the new owner to make their mark, offering plenty of space for a large swimming pool, seating and firepit area, and a lower lawn that would be ideal for children or pets to play. From the lower garden, there is direct access to the surrounding countryside, enhancing the property's connection to nature.

Please see the floorplan for room measurements and the property's layout.

Location

Belle Vista offers excellent access to Bristol's commercial centre and Clifton Village, with a variety of schools nearby, including both state and independent options, for all age groups.

The surrounding area is rich in sports and leisure amenities, including golf courses and health clubs, providing plenty of options for active living.

For commuters, the property is conveniently located with easy access to the M5 and M4 motorways, while Bristol Temple Meads station offers frequent services to major cities across the UK. Additionally, Bristol Airport provides a wide range of flights to various European destinations.

Distances

Clifton Village: 6.4 miles
Bristol City Centre: 7.6 miles
M5: 8.2 miles
Bristol Temple Meads: 8.1 miles

Specifications

Approximate floor area: 488.3sqm (5,256 sq ft), increasing to 604.1sqm (6502 sq ft) inclusive of garaging and outbuildings

Acreage: 0.54 Acres

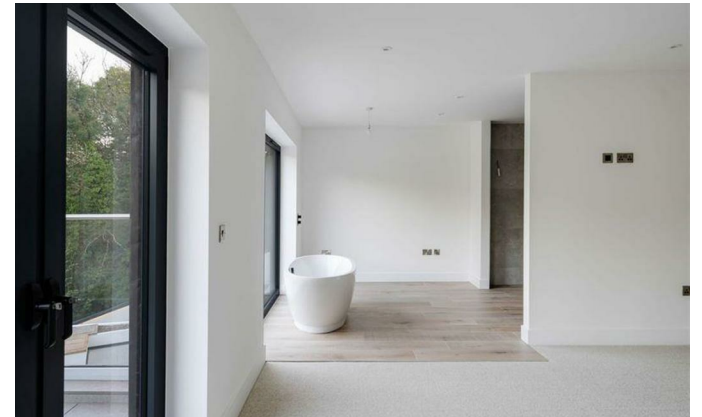
Additional Information

Mains Electricity
Mains Water
Private Drainage - Sewage treatment plant



- Highly Versatile c600 sqm (c6,000 sq ft) layout over three levels
- Elegantly designed, featuring impressive eco-friendly credentials and a carbon-neutral rating
- Wonderful elevated location with stunning country views to the rear elevation
- 5 bedrooms and 4 luxurious bathrooms
- Impressive 9.35 sqm kitchen and family room
- 4 car garaging, electric gated driveway with electric charge points
- Potential for a home cinema, gym, or en-suite guest accommodation
- Spacious terraces and balconies for outdoor kitchen and entertaining





GOODMAN
& LILLEY



Approximate Floor Area = 488.3 sq m / 5256 sq ft
Garage = 60.9 sq m / 655 sq ft
Outbuilding = 54.9 sq m / 591 sq ft
Total = 604.1 sq m / 6502 sq ft



Lower Floor



Hall Floor



Garden Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla