

## Windy Ridge Highridge Road, Dundry, North Somerset, BS41

Auction Guide Price +++ £550,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
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- WEDNESDAY 23RD JULY 2025
- VIEWINGS - REFER TO DETAILS
- JULY LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- LARGE PLOT | OUTSTANDING VIEWS
- HUGE POTENTIAL | EXTEND | DEVELOP
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Freehold DETACHED HOUSE ( 2127 Sq Ft ) occupying an ELEVATED 0.6 ACRE PLOT with OUTSTANDING VIEWS and development potential to EXTEND | UPDATE stp.

# Windy Ridge Highridge Road, Dundry, North Somerset, BS41 8JU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Windy Ridge, Highridge Road, Dundry, North Somerset BS41 8JU

Lot Number 66

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

Windy Ridge is a Freehold detached property occupying an elevated position in the popular Village of Dundry with outstanding dual aspect views towards Bristol and across North Somerset. The property has a mature 0.6 acre plot with off street parking at the front and a detached garage at the rear. The bright and airy property ( 2127 Sq Ft ) is arranged over two floors with flexible accommodation comprising 3/4 bedrooms + 2/3 reception rooms with many having outstanding views over the gardens and beyond. Sold with vacant possession.

Tenure - Freehold  
Council Tax - D  
EPC - C

### THE OPPORTUNITY

FAMILY HOME | UPDATING

The property has been a much loved family home but now requires basic updating with scope for a superb 4 bedroom property on a large mature plot with spectacular views.

### DEVELOPMENT PROJECT

Given the quality and size of the plot there is scope to improve the current property via further attic conversion to create more bedrooms on the first floor or to extend to the side and rear.  
We understand no planning of this nature has been recently sought. Interested parties to make their own investigations.  
All subject to gaining the necessary consents.

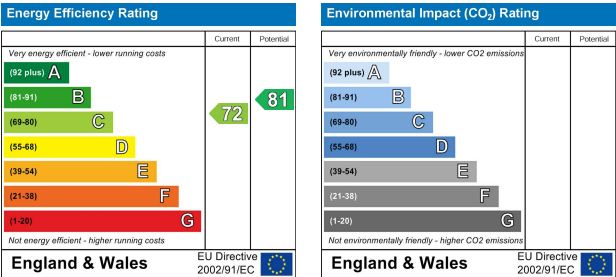
### LOCATION

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. The city of Bristol is only four miles away and Bath is twelve miles to the west. Its lofty situation makes it a notable landmark in North Somerset and its dominance is emphasised by a spectacular fifteenth century church tower. Dundry commands some of the most extensive and beautiful prospects in the west of England, and by night Bristol's lights create a breath-taking scene. The Dundry Inn public house in renowned in the area, and schools include a primary school with secondary schooling available at nearby Chew Valley, and a choice of private schooling in Bristol itself. The area around is well known for its beauty, activities and attractions. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.