



Belle Vista

Clevedon Road, West Hill, Wraxall, BS48 1PL



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An exceptional "Grand Design" of exquisite proportions providing a unique opportunity to the discerning buyer; complete with extensive off-street parking, garaging, studio and enclosed gardens.

Truly unique family home of epic proportions with the ability for a new owner to add their own mark | Circa 5250 sq ft of internal accommodation | Detached 1240 sq. ft four-car garage with a studio / gym and fitted shower room below | Five double bedrooms and five bath / shower rooms | Covered terrace, two balconies and a raised terrace catching much of the day's sun | Circa 750 sq. ft family kitchen (to be completed) and dining room | Sitting room and a garden level games / family room | South-facing landscaped gardens and grounds | Extensive gated off-street parking | EPC: A

Situation

Belle Vista is perfectly situated between the thriving city of Bristol and the popular town of Nailsea, just on the edge of the Tyntesfield Estate and on the doorstep of some N Somerset's best open country.

The M5 lies a little over 4 miles away, whilst Nailsea & Backwell Train Station is a little under 4 miles, with trains to London via Bristol Temple Meads.

Bristol is renowned for its schooling and many parents local to Wraxall have children at leading Bristol independent schools such as The Downs Preparatory School (less than a mile to the driveway) and Butcombe Prep in Clifton; as well as Clifton College, Clifton High School, Bristol Grammar School, Redmaids, Badminton School for Girls as well as Sidcott, Millfield and Wells all within reach.

For Sale Freehold

Rarely does a home like Belle Vista come to the market; exceptional proportions, exquisite architecture and a panoramic south facing orientation with an expanse of glazing, walk-out balconies and terraces and hugely versatile accommodation.

From the "In & Out" driveway with an expansion of parking, to the four car garage and landscaped gardens it is an opportunity not to be missed.







Internally, the scene is set straight from the off – with a dramatic entrance hall and two storey picture window flooding the space with light and offering views out to the garden.

Across the hall floor are the two principal reception rooms – with an enormous circa 750 sq. ft family kitchen and living space with direct access out via bi-folding doors to a south facing balcony. A perfect breakfast spot... Whilst not fitted, the kitchen allows new owners to adapt the space to their own needs and preferred configuration.

Across the hall is the triple aspect sitting room; again flooded with light and with direct access out onto a raised terrace – perfect for an al-fresco lunch, entertaining friends or just to enjoy a quiet sundowner next to a fire pit.

The bulk of the bedrooms are accessed across the floor below, reached by the stunning architectural staircase.

Four generous bedroom suites provide plenty of space most families – with a fifth suite on the floor below.

The master bedroom is particularly special, with a walk-in wardrobe, feature bath overlooking the gardens and a large en-suite bathroom.

From the hallway is access out to a huge 800 sq. ft covered terrace – a perfect space for an outdoor gym / games room or further covered seating and dining complete with steps down to the garden beyond and access to its own cloakroom.

In addition to the fifth bedroom, the garden floor has access to a large Games Room, complete with bi-folding doors out onto the garden beyond.

The master suite is separate from the original cottage, accessed from the drawing room below.. We particularly like the idea of “keeping” this wing as an owner’s suite; somewhere to hang your best art, enjoy the fire and retreat to the bedroom above complete with it’s own en-suite shower room and walk-in wardrobe.

Above the drawing room is a useful mezzanine floor; currently a great space to relax with a book or, in the future (it is steered appropriately) provide access to a possible first floor extension.

Outside

With burnt timber cladding and a crisp white render the striking contemporary architecture of Belle Vista cuts a dash on the edge of the North Somerset countryside it faces.

An “In & Out” driveway presents parking for numerous vehicles, in addition to the four car detached garage.

The front is softly landscaped with rendered box planters and a stone





boundary wall. There is level access to the front door whilst steps lead down from the side to the rear garden and studio.

The rear garden is a true delight, catching much of the day's sun and ready for a new owner to adapt and create their dream space; with landscaping in place for an outdoor pool, fire pit seating area and a lower lawn laid to grass for families with younger children.

From the house there is access to multiple balconies and terraces, meaning a breath of fresh air is never far away.

Accessed from beneath the garage is a circa 430 sq. ft studio room, with a separate shower and cloak room. This could make a perfect gym or home office or additional accommodation perfect for older children or home help.

Services

Mains water, electricity. Private drains (sewerage treatment plant). Underfloor heating and double glazed throughout.

Local Authority

North Somerset Council: 01934 888888
Council Tax Band: B

Directions: BS48 1PL

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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)