



A significant individual family home standing in extensive gardens and designed to take advantage of the exceptional setting.



Red Walls, Chelvey Batch, Brockley, North Somerset BS48 3AP

Guide Price £2,750,000 - Freehold

A particularly fine individual country house enjoying a beautiful setting in a commanding elevated position affording far reaching views both towards Chelvey Wood and across the vale as far as the Bristol Channel. The property includes two self-contained annexes and leisure facilities with a covered swimming pool, sauna and shower room. The house alone amounts to some 464.9 sq m / 5,004 sq ft excluding the garage and annexes and in all the house and annexes offer some 9 bedrooms, 8 bathrooms and 8 reception rooms.

Red Walls dates from 1939 and is a classic country house of the period with well planned accommodation that flows attractively and is enriched with many appealing original features including rich oak panelling and bay windows with window seats. The layout is very adaptable offering beautifully proportioned living space with superb reception rooms, a relaxed open plan kitchen – family room, a ground floor bedroom suite and five first floor bedrooms with three en suite.

This very special home has clearly been enjoyed and cherished and the annexes add huge flexibility and are ideal for an extended family and multi generational living with a single bedroom annexe close to the house and away to the south west, a larger two bedroom annexe. The larger annexe is set in a courtyard adjoining the swimming pool and may form the basis of an enhanced leisure complex if preferred.



The Accommodation:

The approach to the house is particularly attractive with remote controlled wrought iron gates set in a pillared gateway opening to the drive that offers parking for numerous cars and leads to the attached Double Garage.

A porch shelters double doors that open to an entrance vestibule with a further door leading through to an impressive reception hall with oak panelling, a broad staircase rising to the first floor and double doors flanked by a pair of windows overlook the terrace and vale beyond.

The triple aspect drawing room is an exceptional principal reception room with a period fireplace and a lovely bay window and window seat. The dining room similarly has a bay window that again allows views across the vale.



A double aspect study is also arranged off the hall and an inner hall leads past a cloakroom and WC to the open plan kitchen family room that overlooks the drive and gardens to the front of the house with double doors opening to an excellent conservatory that in turn leads out to the terrace and gardens.

A lobby at the side is bathed in natural light and connects through to the single level wing that comprises a further attractive sitting room and a generous ground floor bedroom suite.



The oak panelled staircase that is beautifully illuminated by a pair of feature windows arrives at the landing and upper hall leading to the five first floor bedrooms. The principal bedroom again offers a triple aspect with even more expansive views of the garden and surrounding countryside and a pair of doors open to an opulent full bathroom en suite with a bath set in a raised dais and a separate shower enclosure.

Bedrooms two and four have en suite bathrooms and shower rooms respectively and the further bathroom serves bedrooms five and six.

The annexe nearer to the house comprises an open plan kitchen – living room and a very comfortable double bedroom with an en suite shower room and a Juliet balcony overlooking an area of lawn. There is also a second conservatory adjacent.



Set away to the southwest of the house the larger two bedroom annexe is a further particular feature. The accommodation is especially pleasing and well appointed with an entrance hall opening to an outstanding open plan kitchen – living room with high vaulted ceiling and a range of bi-fold doors that draw the living space into the sheltered courtyard adjacent to the pool and out to the gardens. The kitchen area is equipped with a full range of fitted cabinets, an island and matching marble work surfaces.

The two double bedrooms have en suite facilities, and a bathroom is set off the hall which is perfect when entertaining.

An integral plant room has exterior access and arranged next to the swimming pool there is a sauna cabin, a covered hot tub and a shower – changing room.



The heated Swimming Pool is framed by a paved terrace and has a sliding cover for year round use.

A gateway set in a stone wall opens from this terrace to an enclosed courtyard area with a further gateway to a secondary drive that also accommodates an oil storage tank that serves the swimming pool and larger annexe. Oil storage for the house and smaller annexe is provided in a tank store adjoining the smaller annexe.

The Gardens:

The gated entrance opens to a wide carriage sweep forecourt that provides good parking and turning space.



A series of stone steps rise up from the forecourt to a broad sweep of lawn with shaped well stocked borders that have been thoughtfully planted to provide a charming setting. There is an endless selection of specimen trees, shrubs and bushes that combine with a series of mature broad leaf trees to form a beautiful backdrop to the house.

The lawns flow around from the west of the house to a wide lawned and part paved terrace with balustrade that extends across the rear elevation with glorious views across the vale to the coast and Welsh hillsides away in the far distance. In all the gardens and ground amount to approximately 1.37 (acres) 0.55 (ha).



The Location:

Chelvey Batch is considered to be one of the premier residential locations in the county and Red Walls benefits from a tremendously convenient position in a warm, predominantly south facing setting less than a mile to the southwest of the centre of the village of Backwell.

Village amenities include an outstanding junior school, an infant school and secondary school and there is good access to the various private schools in Bristol including Badminton School, Bristol Grammar School, Clifton College and Clifton High School, while The Down Schools is an always popular preparatory school in the neighbouring village of Wraxall, a 10 minute drive away.



A good selection of village shops are offered and nearby Nailsea offers town centre facilities and large Waitrose and Tesco supermarkets.

Other amenities in Backwell include two pubs and a village club and a Tennis Club. Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network.

Junctions 19 and 20 of the M5 allow easy access to the country's motorway network and longer distance commuting is facilitated via the mainline rail connection in the neighbouring with direct services to Bristol and beyond to Bath and London/Paddington (120 minutes).



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Services & Outgoings:

Mains water and electricity are connected. Mains drainage connected to the house. Private drainage for the annexes. Telephone connection. Oil central heating. Calor gas fired gas fire in the drawing room. Broadband services are available. The house is rated for Council Tax in Band H.

Energy Performance:

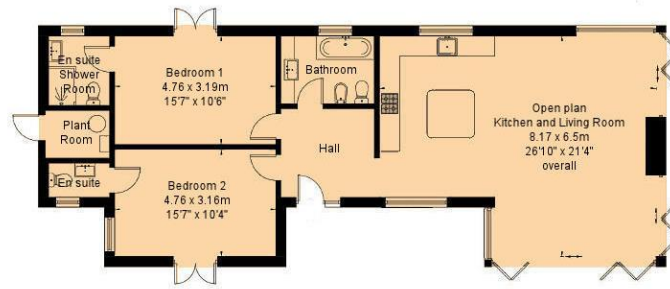
The property has been rated at band F-35 for the house and for the 2 bedroom annexe C-71. The one bedroom annexe is exempt from an EPC due to being less than 50 sq.m. The full certificates are available on request at info@hbe.co.uk

Photographs See more photographs on our web site – www.hbe.co.uk

VIEWING:

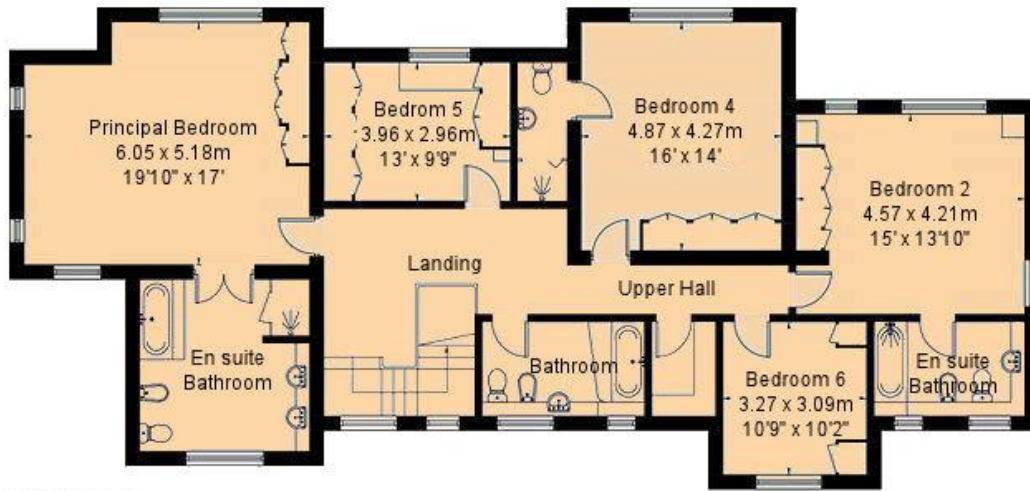
Only by appointment with the Sole Agents:
Hensons - telephone 01275 810030

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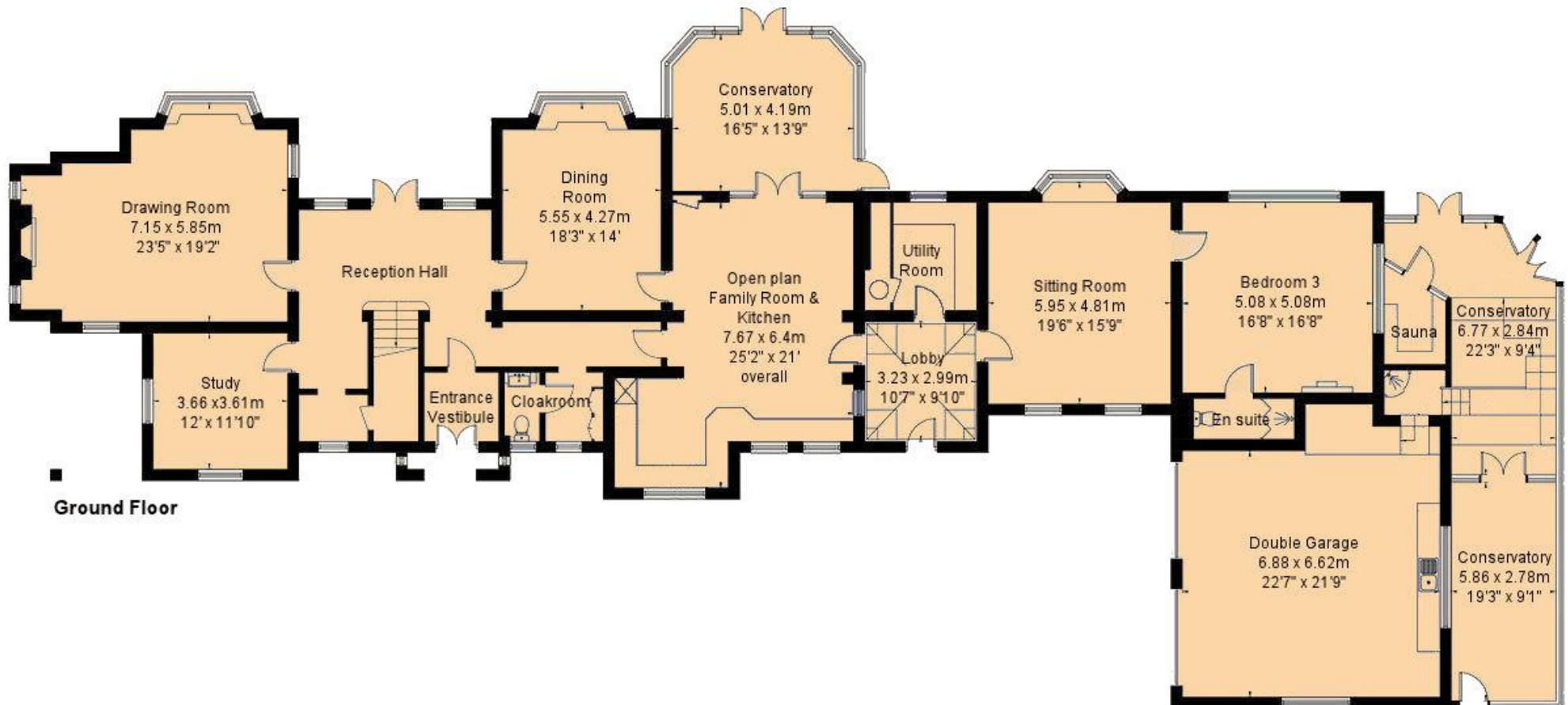


Please note the annexes and Swimming Pool are not show in their actual locations.





First Floor



Ground Floor



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