



2 Bell Pit Brow
The Elms,
Wraxall, North Somerset



2 Bell Pit Brow, Wraxall, North Somerset BS48 1HS

£449,950 - Freehold

An absolutely outstanding 3 bedroom, 2 bathroom home at The Elms, Wraxall offering immaculately presented and very well designed accommodation that has been significantly updated, improved and extended since new with great taste and attention to detail. Highly Recommended.

The house enjoys a prime south facing position in this pretty avenue of properties that are so attractively and quietly placed at the southern edge of The Elms, the most favoured of the 'new' developments locally. This house offers the further advantage of no passing cars, a multi car drive and a larger, private south facing garden making this surely the very best of the handful of similar 3 bedroom homes here.

On the doorstep there are lovely walks via an area of parkland that opens to picturesque protected green belt countryside with panoramic views across the valley to the wooded hillsides of the National Trust owned Tyntesfield Estate away in the distance. No newer location in the vicinity is better and this house is indeed better than new!

While already attractive and well planned, had the developers, Bryant Homes, a respected multiple award winning house builder continued to refine this style of house then this is probably the way the layout would have evolved by today. The much more contemporary flow of the house offers even more attractive accommodation that flows beautifully and includes an exceptional open plan kitchen with space for formal and informal dining, a concealed utility area with space for hidden appliances such as a washing machine and tumble dryer and a brilliantly designed working space with an array of fitted cabinets, full size fridge space, a range cooker space and an integrated dishwasher.

A cloakroom - WC completes the inventory of ground floor rooms while the glazed door from the kitchen opens to the private rear garden where an insulated garden office has been built in one corner for work from home space.



Summer garden – pre cabin and water feature.





The cabin – Office and water feature.



The office interior.



The ground floor living space is clearly lovely, but the first floor does not disappoint at all.

The landing opens to all three comfortable bedrooms including the principal bedroom suite with and dressing area having built in wardrobes and a shower room off.

The second double bedroom enjoys an outlook to the rear and so does the third bedroom which is a large single room with a further built in wardrobe-storage cupboard.

The beautifully refurbished bathroom is superb having been upgraded to a specification far ahead of most new build homes and massively better than the original.

All in all this exceptional home shows why buying new in often secondary, less attractive or prestigious locations isn't always such a good option when updated and upgraded homes of this quality are available for little more.

Contact us today by email at info@hbe.co.uk or on 01275 810030 to view.

Outside:

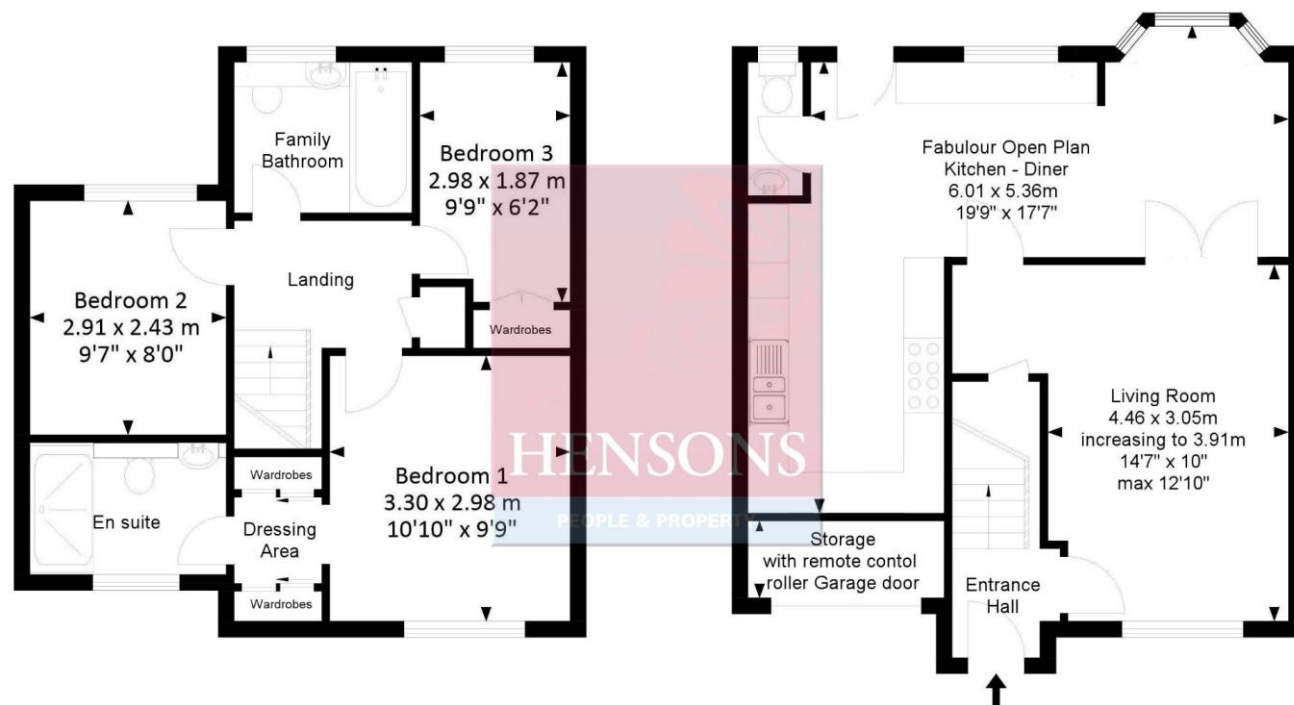
Notwithstanding the endless list of improvements over the original specification, the property offers very comfortable accommodation that is entirely pristine and better than new inside and out.

The garden at the front has been designed for ease of maintenance with slate chippings and easy planting around the block paved drive that combines with next door neighbours to provide an attractive approach bounded at the very front by a well-kept evergreen hedge further hedging and an avenue of well managed ornamental trees.

The rear garden is fully enclosed with good new timber panelled fencing that offers a high degree of privacy. The space is plentiful, and the orientation is due south with a level lawn and shaped borders. The garden photos depict the garden back in the summer, long before the house went on the market, before the garden office was built and the new water feature was built as well. As soon as the weather improves this year, we will include 2025 photos, but the house may sell before that happens!



Viewing: By appointment with the sole agents **HENSONS** Telephone: 01275 810030



See full screen version of this plan on our website at www.hbe.co.uk

ENERGY PERFORMANCE:

The house was assessed as Band C but that 10-year certificate has just expired. A new certificate has been commissioned and the improvements to the house may have further improved the already good rating.

SERVICES & OUTGOINGS:

All mains' services are connected. Fast broadband. Council Tax Band D.

CONSTRUCTION:

The house is of standard, traditional construction and is therefore fully mortgageable.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Ariel photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons

