



Buzzard House East, **Wraxall**

AlexanderMay
SALES & LETTINGS

Buzzard House East, Wraxall

Guide Price Range £1,250,000 to 1,350,000

- Stunning & Unique Location in the Grounds of National Trust Site
- Panoramic Views of the Valley
- Grounds of approaching 1.5 acres
- Detached Stone Barn & Other Outbuildings
- Five Double Bedrooms & Two Bathrooms
- Farmhouse Style Kitchen/Dining Room
- Sitting Room with Galleried Landing
- Formal Dining Room
- Large Utility/Boot Room, Pantry & Store Room

DESCRIPTION

A truly unique opportunity to acquire this semi-detached home set within the grounds of an iconic National Trust site. Offering splendid views over the valley, surrounding countryside and backing onto National trust woodland, this family home offers spacious and practical accommodation with an enviable and secluded spot. The property is believed to date back 200 years when it was historically two cottages. In recent times, the property has been one single dwelling and in 2020 was split back into two dwellings with now the opportunity to buy the East and Central part of Buzzard House. With period features including exposed beams, flagstone floors, fireplaces, window shutters and a stunning solid oak galleried landing area, but also benefitting from modern conveniences such as a zoned central heating system plus 1.8kw PV solar panels and solar thermal tubes providing green energy for hot water and electricity. The accommodation comprises two large reception rooms, the drawing room enjoying the vaulted ceiling and oak gallery, dining room, large farmhouse style kitchen with bespoke, hand-made units, large utility/boot room, walk-in pantry, store and cloak room to the ground floor. The first floor comprises five double bedrooms, one which is currently used as a home office, a fully-tiled wet room, and further family bathroom.

OUTSIDE

The property is approached via a stunning tree lined driveway (c1.6km in length) via the main Tyntesfield entrance and sits in private grounds approaching 1.5 acres which include a rear walled garden, orchard, herb garden and detached stone barn in addition to other outbuildings. The property is entered via a five bar gate with gravel driveway providing private parking for several vehicles. A further five-bar gate gives access to the front of the property with level lawn and patio area to enjoy the superb views from. Steps here lead down to the orchard containing a variety of fruit trees. A stone-arched doorway lead to a side courtyard and covered porchway with side access into the kitchen and from here steps lead up to a raised and sheltered herb garden and patio area. From here further steps lead up to a walled garden laid to lawn with crab apple hedging and rear gate straight into National Trust land.

OUTBUILDINGS

The largest of the outbuildings is a detached stone barn. Split into three, the largest part currently used as a garage with adjacent stable block and hay loft over and then further tool shed with mezzanine storage level above. There is also a further shed accessed via the side. The side courtyard you will find a stone building housing the oil tank and further workshop

SITUATION

Wraxall is a rural village set in unspoiled open countryside but within close proximity of Bristol City Centre and cosmopolitan Clifton Village. Nearby Nailsea offers a comprehensive range of amenities including a modern shopping centre with a Waitrose and Tesco supermarket and good schooling of all grades, though there are many private sector schools in the area, the nearest being The Downs School. Leisure pursuits are well catered for with good sporting and recreational facilities, various sports centres and three country clubs within easy reach. Several challenging golf courses are at hand including Bristol & Clifton, Long Ashton, Tickenham and Clevedon. For walkers, cyclists and equestrian enthusiasts there are numerous beautiful walks and bridleways taking in the glorious North Somerset countryside and a designated cycle path with links into Bristol are close by. Within easy walking distance there is a public house, The Battle Axes, which is a Freehouse serving high quality food, located in a beautiful Grade II building.

Set within the stunning grounds of **Tyntesfield** estate is a Victorian Gothic Revival house which is a Grade I listed building named after the Tynte baronets, who had owned estates in the area since about 1500. The location was formerly that of a 16th-century hunting lodge, which was used as a farmhouse until the early 19th century. In the 1830s a Georgian mansion was built on the site, which was bought by English businessman William Gibbs, whose huge fortune came from guano used as fertilizer. In the 1860s Gibbs had the house significantly expanded and remodelled; a chapel was added in the 1870s. The Gibbs family owned the house until the death of Richard Gibbs in 2001.

ACCOMMODATION

ENTRANCE PORCH

Flagstone floor with glazed door to:

DRAWING ROOM

A stunning vaulted room with exposed oak beams, oak galleried landing, French oak floor, window to front with wooden shutters with hidden storage, fireplace with slate hearth and surround with wood burner, integrated wooden shelving and storage in fireplace recess. Double doors inner hallway with storage area and stairs to first floor with storage room on half landing, door to hallway and further door to:

DINING ROOM

Three windows to front with wooden shutters, open fireplace with ornate surround. Door returns to hallway and further door to:

KITCHEN/DINING ROOM

A solid wood hand-made kitchen with Coniston grey slate work tops, large square island with storage, double Belfast sink, triple oil fired Aga with electric module, and further four-ring gas hob, bay window to front with views, window seat, wooden shutters, solid oak parquet flooring. Door to:

UTILITY/BOOT ROOM

Solid wood integrated French dresser with oak worktops, further wooden storage with under-counter space for washing machine, tumble dryer and dishwasher with grey slate worktops, Belfast sink, floor-standing oil fired boiler, slate tiled floor, integrated original bread oven, integrated storage, Victorian rainwater collection filtration system, window and door to rear.

INNER HALLWAY

Further stairwell leads to first floor accommodation with under-stair storage, oak parquet flooring and leads to:

PANTRY

Large walk-in pantry with Carrera marble worktops, oak shelving, slate floor, window to rear and original ceiling hanging butcher hooks.

STORE ROOM

Slate floor, shelving, window to rear with shutters

CLOAK ROOM WC

Oak parquet flooring, window to rear with shutters, WC, basin and wall-mounted storage cupboards.

FIRST FLOOR ACCOMMODATION LANDING

Large airing cupboard with hot water tank

MASTER BEDROOM

Two double built-in wardrobes, window to front with views

WET ROOM

Fully tiled wet room with WC, wall-hung contemporary square basin, fixed overhead mains shower, sash window to side

BEDROOM TWO

Sash window to side

BEDROOM THREE

Window to front with views, door to:

GALLERIED LANDING

Over-looking drawing room with oak floor and oak bannister, two windows to front with views

BEDROOM FOUR

Window to rear

BEDROOM FIVE / HOME OFFICE

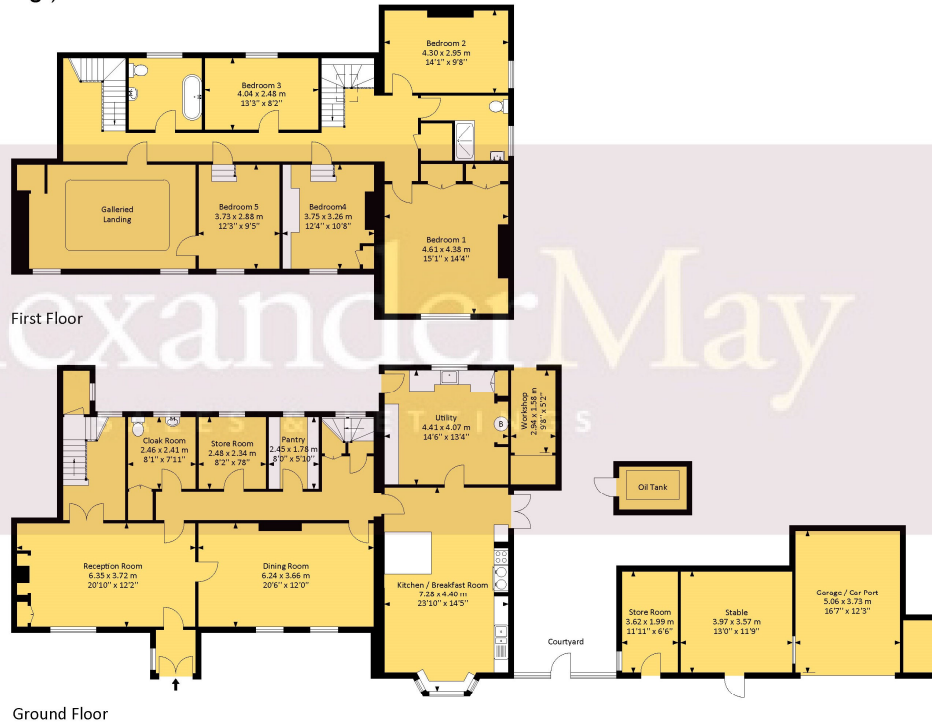
Window to front with views, hand-made, bespoke built-in storage

FAMILY BATHROOM

Traditional suite including WC, basin, freestanding bath with bath mixer, traditional heated towel rail, slate tiled floor, sash window to rear, part-tiled walls



Approx. Gross Internal Area
3621.30 Sq.Ft - 336.40 Sq.M
(Total area includes Outbuildings)



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.



Tenure
Freehold

EPC Rating
TBC

Council Tax Band H

Services:
Zonal Oil Fired Central Heating
Mains drainage / mains electricity / mains water and sewerage

Annual charges:
Circa £250p/a for covenant access over National Trust Land

Clifton Branch: 01179 744 766
Long Ashton Branch: 01275 393 956
Southville: 01174 523 700





