



debbie fortune
ESTATE AGENTS



The Caves

Banwell



The Caves, Whitley Head, Banwell, BS29 6NA £1,500,000

An outstanding eight bedroom Country residence set within grounds of approaching six acres. Constructed in the 1830's as a summer retreat for the then Bishop of Bath and Wells, the property is set in a stunning elevated position on Banwell Hill from which the panoramic views are simply breathtaking. 'The Caves' is situated within the grounds of a site of significant historical interest with longstanding associations with Druidry, it is also home to two incredible caves that were discovered in 1757 & 1825 respectively. There are also several enchanting outbuilding including a Druids Altar, Summer House and Cave House.

SITUATION

The North Somerset village of Banwell is within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above-mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking, and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long-distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - www.banwell.info.

DIRECTIONS

Approaching Banwell from the direction of Weston-super-Mare on the A371 Knightcott Road proceed over the motorway bridge passing the turning for Old Banwell Road on your right, take the next right hand turn onto Well Lane and continue around to the left and up the hill, at the junction of the High Street proceed right continuing on Well Lane, as you reach the brow of the hill you will see a sign saying 'The Caves' and 'The Coach House' take this left hand turn and continue to the top of the drive where you will find 'The Caves' on your left hand side. ///amended.headed.sized

PROPERTY INFORMATION

Tenure - Freehold
Council tax band - G
EPC rating - TBA

- Elegant period home constructed as a summer residence in the 1830's for the then Bishop of Bath and Wells
- Set in approximately 6 acres of gardens and historical woodland
- Eight bedrooms with four bathrooms (plus ground floor shower room)
- Five superb reception rooms including an impressive 31' drawing room
- The site of the archaeologically important Banwell Caves (not open to the public)



DESCRIPTION

The Caves' is an elegant and romantically positioned residence set against the picturesque backdrop of Banwell Hill, it affords exceptional views over the Somerset countryside towards the Bristol Channel and Welsh coastline beyond.

Offering substantial accommodation arranged over two principal floors the property was constructed during the mid 1830's of local stone under a slate tile roof and features beautiful stained glass windows, handsome fireplaces to many rooms, and period features throughout.

Approached via a sweeping driveway, there is a large triple garage/workshop with potential, and ample parking for a good number of vehicles. The original entrance to the house is to the front northerly elevation where an enclosed staircase rises to a fine entrance porch with beautiful stained glass windows, that in turn leads into an enchanting reception hallway with a fine Oak floor and Pillared Oak surround.

To the ground floor of the property there are a number of impressive reception rooms including a bay fronted L shaped family room, with Oak flooring leading out to a side terrace garden.

Off the entrance hallway is an impressive bay fronted dining room with French doors and stunning views looking down across the valley.

There is a lovely study/library with a cast iron wood burning stove that leads onto a spacious conservatory. The main drawing room measures an impressive 31' x 19' and has been enhanced in recent times by the addition of painted panelled walls and a wood burning stove, this dual aspect room has four magnificent shuttered windows, one of which looks directly into a now sealed entrance of the Stalactite Cave.

The kitchen is another well proportioned room and is fitted with traditional wooden units, with a tiled floor and an oil fired range. The kitchen provides access into 'The Caves' house which is the most frequently used by the family and visitors. Beyond the kitchen, French doors lead to a far more recent addition, a beautiful garden room which is blessed with superb natural light from its large Lantern window with a further pair of French doors leading to a discrete courtyard. There is a handy ground floor shower room and w.c. within the garden room and a good sized utility room with plumbing for white goods and additional kitchen units.

To the first floor are the property's eight bedrooms and four bathrooms which are accessed by an elegant stone staircase with cast iron balustrades and walnut handrail. The bedrooms are arranged off two separate wings with the dual aspect, principal bedroom, situated off the main hallway and enjoying an incredible outlook of the properties land towards the North Somerset coastline, it has a generous en-suite bathroom and fitted wardrobes. The seven further bedrooms are all captivating in their own way, with most also benefiting from period fireplaces and features, along with lovely rural outlooks.

Outside, 'The Caves' sits within approximately six acres of grounds and woodlands which had been beautifully tendered and maintained by the current owners, there is a former lawn tennis court, impressive stone terrace that sits to the front elevation of the house and mixed native woodland with meandering footpaths which were established for visitors to enjoy the scenic location and Caves. Within the grounds of the property are several significant outbuildings which include 'The Osteoicon' a picturesque former folly which was fully restored between 2010 and 2016. The Osteoicon was built as a small museum to display a selection of bones discovered within the Caves which included the skull of a Brown Bear that lived on the site some 80,000 years ago, a species that became extinct in the UK some 10,000 years ago. Several of the properties outbuilding are grade II listed, owing to their historically and archaeological significance, these are 'The Pebble Summerhouse' which is set in the most captivating position to enjoy the setting sun, along with the entrance to the 'Stalactite Cave' and the 'Bone Cave'. The Druids Altar or Temple was constructed in 1834 as a reminder to visitors of the Biblical flood believed to have destroyed the Pagan world, this flood is better known to most as the Story of Noah and his Ark and the bones which were discovered in the caves are mythically linked to the event. The bones discovered also included those of Ox, deer, Bison and reindeer, along with the revered Brown Bear, there are also unsubstantiated tales of the bones of early man also being un-earthed on the site.

Viewing strictly by appointments only.

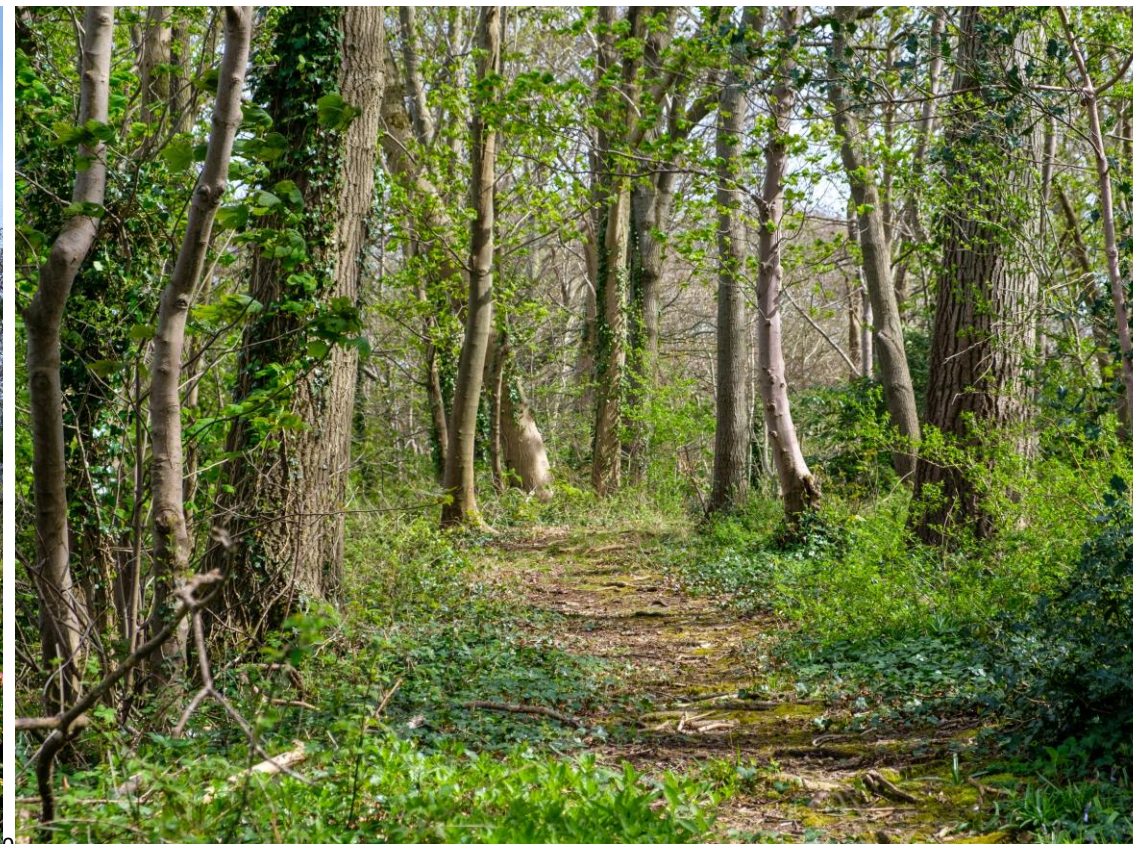
We have noticed... A quite remarkable house in an amazing position, 'The Caves' is a substantial non listed house that offers impressive accommodation for a large family. The unique inclusion of two historical Caves and several outbuildings further enhances the attraction for those who are seeking a truly unique place to call home.

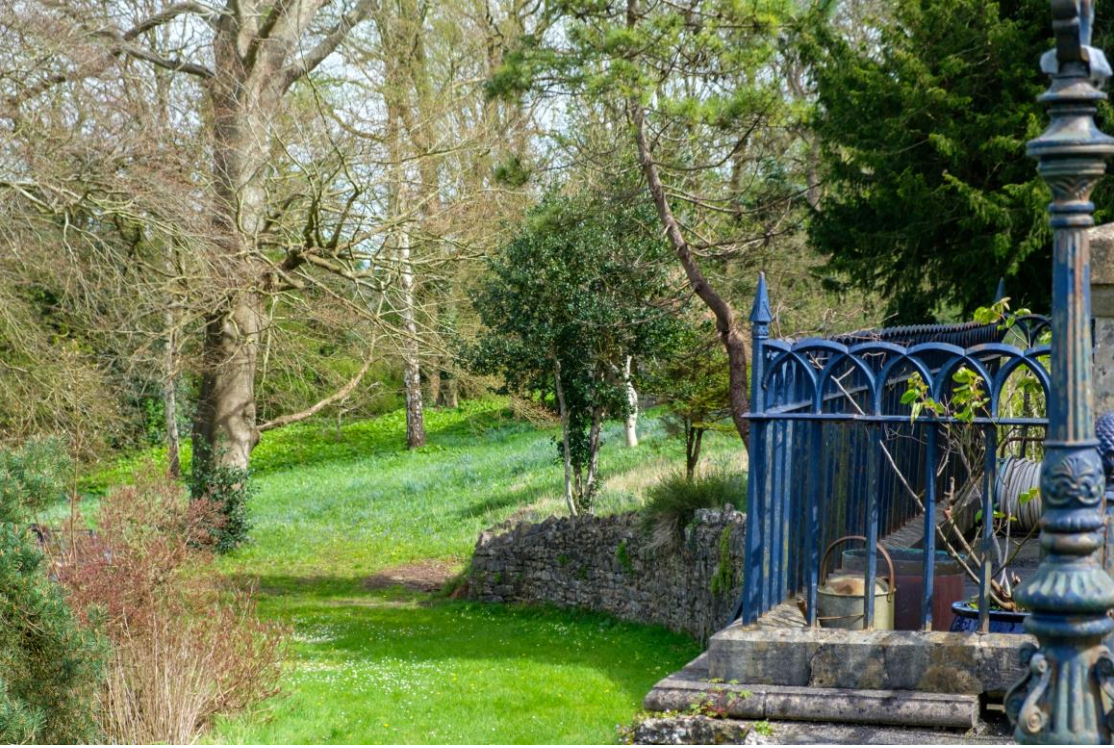






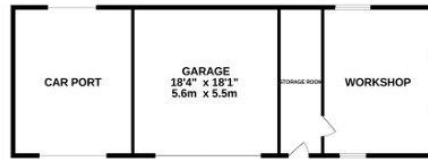




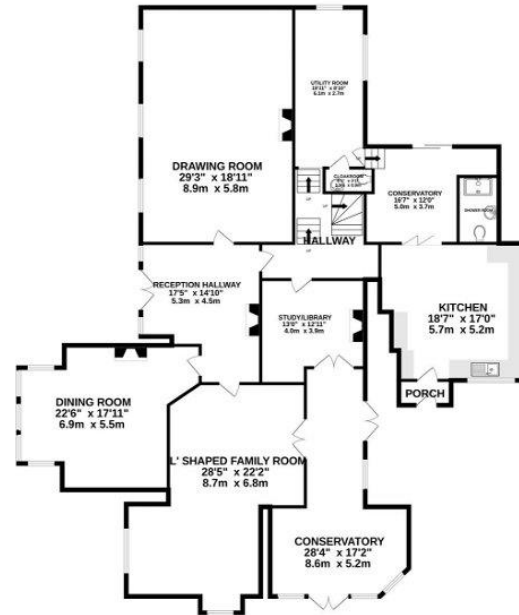


Floorplan

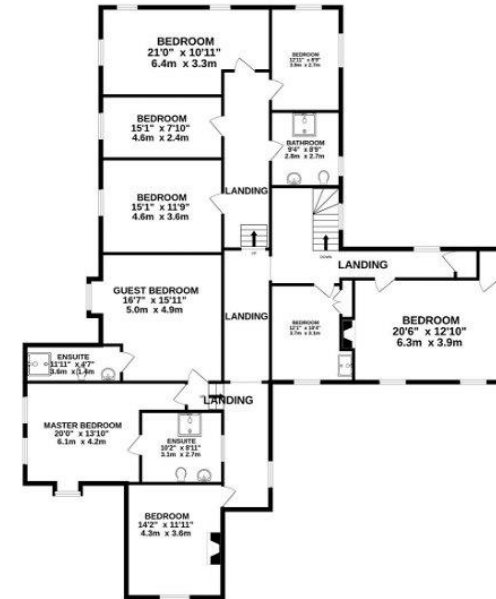
OUTBUILDING
957 sq.ft. (88.9 sq.m.) approx.



GROUND FLOOR
2831 sq.ft. (263.0 sq.m.) approx.



1ST FLOOR
2332 sq.ft. (216.6 sq.m.) approx.



TOTAL FLOOR AREA : 6119 sq.ft. (568.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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