



**Wolvershill Road, Banwell, BS29 6DJ**  
**£870,000**







**Bedrooms: 6 Bathrooms: 4 Receptions: 4**

This impressive and substantial detached period home occupies a delightful position on the outskirts of the popular village of Banwell, the generous accommodation of over 3000 sq ft, comprises of a number of reception rooms, including drawing and withdrawing rooms, dining room, family room and kitchen/breakfast room, there are also a number of ancillary rooms such as a garden room, utility room, home office and cellar.

'Banwell Court' offers an increasingly rare opportunity for a lucky buyer to purchase a truly impressive period home within stunning private grounds and put their own individual mark on it. Approached off Wolverhill Road the property sits behind a gated private driveway and handsome stone boundary wall. There is access to a large double garage and ample parking for several vehicles.

Internally the property displays a wealth of period features including original fireplaces, ornate cornice and ceiling roses, picture rails and some original flooring. To the front south facing aspect of the house lies the formal drawing and withdrawing rooms which are connected via an attractive open arch, matching floor to ceiling bay windows in both the rooms shower the rooms with excellent natural light and a handsome minster stone fireplace, inset with a cast iron stove provides a lovely focal point to the sitting room.





There is a separate dining room for more formal occasions, a spacious family room with another delightful period fireplace, study, orangery/garden room and kitchen/breakfast room, along with a generous utility room, downstairs shower room, cloakroom, and access to a cellar, a second staircase and entrance to the property also creates the opportunity to annexe part of the accommodation if desired.

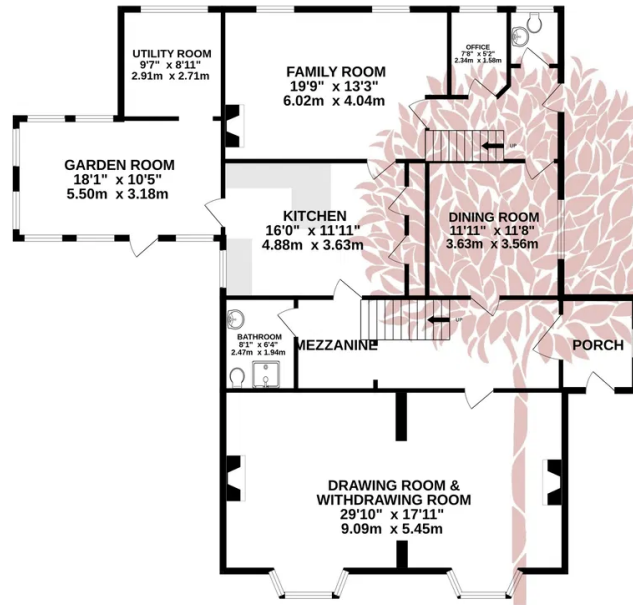
On the first floor you will find six double bedrooms, along with three bathrooms, all arranged around a spacious landing area lit from above by a classic domed roof window. The generous bedrooms all enjoy varying outlooks over the properties garden with the two front facing bedrooms having far reaching views out of the formal lawn towards the tree lined hillside of Banwell Wood and the Mendip Hills.

Outside, Banwell Court sits in outstanding gardens and grounds with a number of outbuildings, including garages, stable block, open Dutch barn and other useful storage sheds. To the front of the house is a beautiful stone terrace with steps descending to the formal lawn. the lawn is bounded on all sides by a rich variety of flora and fauna including an inescapably beautiful Indian bean tree along with a noble weeping ash tree, Yew Tree and a variety of other established native and non native specimens. To the rear of the lawn is the original well for the house along with a gated archway to the road. Also within the garden there is a large vegetable/fruit garden which although a little neglected, could certainly be carefully nurtured back to the life and its former productive state.

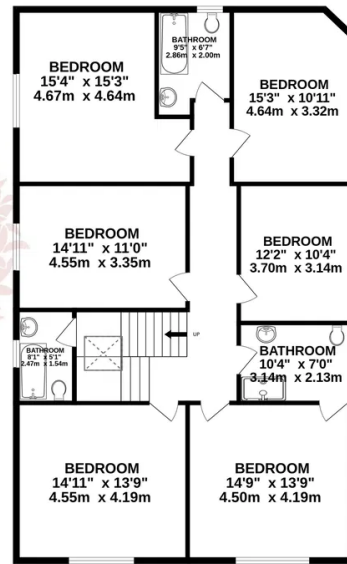




GROUND FLOOR  
1774 sq.ft. (164.8 sq.m.) approx.



1ST FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



TOTAL FLOOR AREA: 3199 sq.ft. (297.2 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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A second area of level lawn features a fantastic swimming pool with a stone terrace surrounding it, a perfect lifestyle addition for all the family to enjoy. Throughout the garden there are beautiful established flower beds, alight with a stunning and vibrant myriad of flowers. There are several outbuildings as well as a separate driveway to the rear of the garden providing additional parking and access to a second garage.

**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](http://www.banwell.info).

**Directions:** From the direction of Sandford continue on the A368 Towerhead Road into Banwell. At the crossroads turn right for half a mile, until you past Banwell school on your left and turn right into Wolverhill Road. Proceed down this road passing Cooks Lane on your right and the property is located almost immediately opposite through a stone pillared gated entrance, just before the left hand turn onto Whitecross Lane.  
What3words ///firework.race.files

**Material Information:** This property operates on gas central heating.  
Council Tax band: G      EPC Rating: D

