



The Old Rectory

Wraxall Hill, Wraxall, Bristol, BS48 1NA



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An effortlessly charming Grade II Listed former Rectory; standing in circa 1.4 acres of beautifully landscaped gardens and grounds with exceptional and incredibly versatile accommodation throughout.

A stunning circa 7400 sq. ft Grade II Listed former Rectory | Beautifully landscaped gardens and grounds approaching 1.4 acres | Additional circa 770 sq. ft garage and store room | Incredibly versatile layout suitable for multi-generational living | Exquisite 500 sq. ft principal kitchen and dining room | Second kitchen and a separate utility room | Three beautiful reception rooms | Nine bedrooms and four bath / shower rooms | Two further cloakrooms | Garden store and gardener's loo | Extensive basement with wine cellar | In all circa 8118 sq. ft.

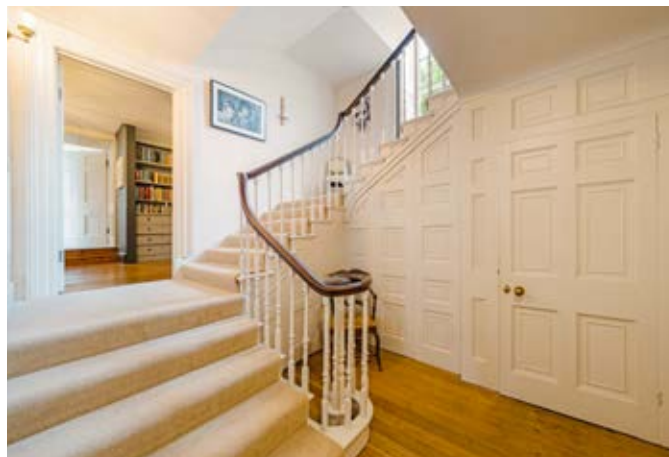
Situation

The Old Rectory stands in an elevated position towards the lower slopes of Wraxall Hill, with beautiful south facing gardens and distant views across the plain towards Chelvey and Backwell.

To the east, the boundaries are protected by the National Trust owned Tyntesfield Estate whilst to the immediate west lies All Saints Church, which The Old Rectory once served.

The M5 (J 19) lies a little under 4 miles to the north, whilst Nailsea & Backwell Train Station is a little over 2 miles to the south, with direct trains to London via Bristol Temple Meads.

Bristol is renowned for its schooling and many parents local to Wraxall have children at leading Bristol independent schools such as The Downs Preparatory School (less than a mile from drive to drive) and Butcombe Prep in Clifton; as well as Clifton College, Clifton High School, Bristol Grammar School, Redmaids, Badminton School for Girls; whilst Sidcott, Millfield and Wells are all within reach.







For Sale Freehold

The Old Rectory is as traditionally English as country houses come; Grade II Listed and dating from the mid-17th Century (later remodelled in 1801) it presents effortlessly charming and relaxed family living all within some 1.4 acres of stunning private gardens and grounds.

A pillared entrance gate leads into a sweeping driveway flanked by mature beech trees, leading up to the front of the house with plenty of off-street parking. The drive leads around to the rear, with additional parking and access to a generous double garage.

Internally the house presents an exceptionally versatile footprint spanning almost 6800 of family living accommodation; whilst a superb principal family kitchen & dining room (of historical note once a working school in itself) along with a second fully-fitted kitchen allows for an integrated and informal yet still private single storey multi-generational living space.

Above, over the upper two floors, lie some nine bedrooms sharing three bath / shower rooms as well as further nursery rooms and store rooms which, subject to a new owner's needs and any required consent could further enhance and adapt the accommodation to suit.

Without a doubt though we love the natural light flowing in through the predominately south-facing front façade; with its achingly pretty Gothic arched windows framing the distant views beyond.

Period features abound; amongst them many shuttered sash windows and stone mullioned windows, stripped wooden floors, retained fireplaces and a stunning turned balustrade staircase leading up through three-storeys of the house.

Below, across the basement lies useful cellar storage and wine-cellar whilst to the east-side is a single storey garden store complete with an "outdoor" gardener's loo.





Outside

The gardens and grounds of The Old Rectory are a key element of this exceptional home's appeal; beautifully landscaped by the current owner, a respected landscape gardener, they have been created and curated over the past 20 or so years of their ownership.

Now wonderfully mature they provide numerous spaces and places to enjoy all year around' with an expanse of lawn given over to parterre planted beds, dining terraces, majestic lavender filled mature borders and even the odd BMX track around the boundaries.

It is a haven in itself and suitable for families of all ages and size to enjoy throughout the year.

Services

Mains water and electricity. Private drains. Oil fired central heating.

Local Authority

North Somerset Council: 01934 888888
Council Tax: Band G

Directions:

Post Code BS48 1NA

Viewing:

Strictly by appointment with Rupert Oliver Property Agents



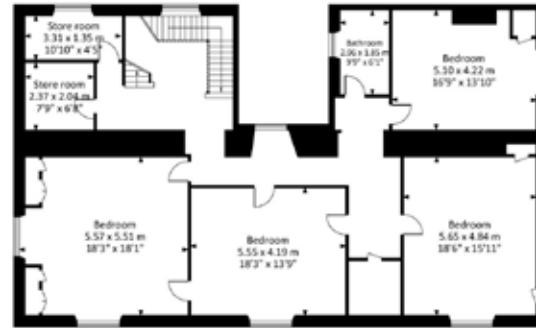
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Approx. Gross Internal Area
6794.9 Sq.Ft - 630.6 Sq.M

Basement
545.6 Sq.Ft - 50.7 Sq.M

Garage / Outbuilding
778.3 Sq.Ft - 72.3 Sq.M

Total Area
8118.8 Sq.Ft - 753.6 Sq.M



First Floor



Second Floor



Basement



Ground Floor

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.