



Netherton Wood,
Netherton Wood Lane,
West End,
Nr. Nailsea, North Somerset



Netherton Wood, Netherton Wood Lane, West End, Nr. Nailsea, North Somerset BS48 4DG

Guide Price of £1,495,000 - Freehold

A significant Arts and Crafts period country house dating from 1907 set in almost 3 acres of private gardens and meadow with extensive accommodation including 9 bedrooms, 6 bathrooms, 3 – 4 reception rooms, a very attractive open plan kitchen breakfast room and a detached double garage with a studio-coach house above.

The property stands in a private, level setting but enjoys slightly elevated views over a rural landscape down across the North Somerset levels as far as the coast.

This very special property is one of the most intriguing of the many noteworthy county houses found in the highly desirable hamlet of West End. It has been a real landmark property for almost 120 years albeit one that is virtually invisible to passers-by.

Netherton Wood was built for Captain A. B Colthurst who acquired about 120 acres from the Nailsea Court Estate and commissioned E. J. Clarke and Sons of Bristol to build a house to the latest design probably by the architect P.W. Stuckey. Captain Colthurst, it seems planned to become a Gentleman farmer, and this house would have met that brief such that the property was described in the April 1908 edition of Building News magazine, a prestigious publication cataloguing architectural trends.



Later the farm was separated from this house and is no longer a working farm with the surrounding land managed by neighbouring farmers.

Netherton Wood is available now for the first time in over 40 years and offers possibly a once in a lifetime opportunity for the fortunate buyer to make this fabulous home their own.

We are quite sure that the next owners will enjoy this handsome old house as much as the present owner has and more lasting memories will be made such as the recent family wedding celebration that was held here.

The house affords classically proportioned accommodation that retains many of the original features including panelled doors, period fireplaces, picture rails and attractive high ceilings.

The south porch opens to a suitably impressive reception hall that is enriched with Arts and Crafts joinery including a fine quarter return staircase and parquet flooring with a rich patina.

The principal reception rooms set to either side of the hall are very well proportioned, and each has a broad bow window offering a particularly attractive outlook over the south facing terrace and gardens.



The former office - study as indicated on the Butlers bell indicator in the kitchen is today a second kitchen that was created when the house was occupied by the present owners and their parents who used the current dining room as their sitting room. The former study leads out to a conservatory and beyond to the west lawn.

The butler's pantry and a cloakroom are also arranged off the reception hall together with the kitchen – breakfast room that stretches from the front to the back of the house with a double aspect that takes in the drive and meadow area and the terrace and lawn with French doors out to the terrace.

The kitchen has been updated and improved in recent years with a good range of wall and floor cabinets and a matching island. There are a series of integrated appliances with an eye level electric double oven – grill and a 5 burner hob with a chimney hood above.





The limestone flooring continues through to the breakfast area and reflects the lateral light that streams in from the south via the French doors that open to the terrace.

The breakfast room has underfloor heating and a fireplace with a wood burning stove inset. A door leads out to a side hall that opens to the utility room and 'the dairy' with a further door leading to a courtyard at the side of the house.

Rising to the first floor the landing opens to five excellent bedrooms, a bathroom and two shower rooms with the staircase continuing to the second floor.

The three largest bedrooms enjoy the views to the south and southwest with two having bow windows in keeping with those in the drawing room and dining room. The third has a charming oriel window again overlooking the lawn and neighbouring farmland.



There is good built in storage space on both floors and the second-floor bedrooms are also very comfortably proportioned with even more expansive views. In addition, there is another bathroom and a shower room on this level.

Outside:

The property is approached via a private drive from Netherton Wood Lane that is initially shared with Netherton Wood Farm with the spur of the drive leading off through a gateway to Netherton Wood and arriving at a gravelled carriage sweep on the north side of the house where there is ample parking and turning space.



To the east of the house there is a sizeable Double Garage with lighting, power and separately accessed studio coach house accommodation above.

This self-contained living space is very appealing with a superb open plan living room complete with kitchenette, vaulted ceiling a lovely gable window and a Juliet balcony. The studio provides perfect work from home space, au pair or extended family accommodation or a residential Let opportunity with high demand and good rents achieved locally.

A gateway to the side opens to the main terrace, a further arbour shaded terrace with access to the Studio Coach House and the main lawn.



The courtyard area adjoining the utility room is flanked by a gardener's WC, a garden store, a small workshop and space for the private oil storage tank. There is an antique water pump hat provides rainwater held in an underground tank, ideal for garden watering and in addition there is well in the garden.

The gardens that are arranged mainly to the south of the house are a particular feature having matured beautifully in almost 120 years. The carefully selected planting combines numerous specimen trees and shrubs with deep floral borders and gravelled avenues.

The main stone paved terrace adjoins the house, while on a slightly lower level a further sheltered terrace stands next to a small pond with shady views through various rooms of the garden to the neighbouring countryside.





A productive kitchen garden and soft fruit cages with useful standpipes, a greenhouse and compost clamps are screened by trellis with pathways leading to a less formal area of lawned garden with a former orchard beyond that.

The formal lawn continues around to the west of the house taking in a panoramic view as far as the distant Mendip Hills arriving ultimately back at the carriage sweep.

From here a few easy steps rise to the meadow - paddock on the north side of the house that is framed by mature trees and sets the house far back from the lane.

Should an entirely separate access ever be required this could, subject to any necessary consents be constructed via the paddock.



Services & Outgoings:

Mains water and electricity are connected. Private drainage to a septic tank that was rebuilt in around 1985. We understand that the roof of the house was stripped and re-felted in 1989. Oil-fired central heating through radiators with the central heating boiler housed in the utility room. Additional electric night storage heaters. Calor gas fired kitchen hob. Telephone and Broadband services are available including Gigaclear broadband with advertised speeds of up to 900 Mbps.

The house has a Council Tax Band rating of G.

Energy Performance:

The energy rating for the house is F-33 and the studio is D 62. The energy performance certificates are available on request by email from Hensons.

Construction:

The property is traditionally constructed.

Photographs:

See more photographs on our website www.hbe.co.uk.

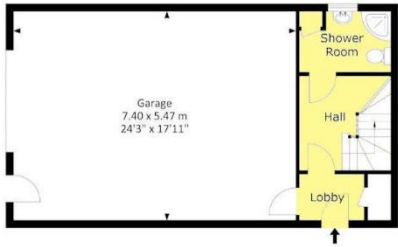
Viewing:

Only by appointment with the Sole Agents
HENSONS. Telephone 01275 810030.

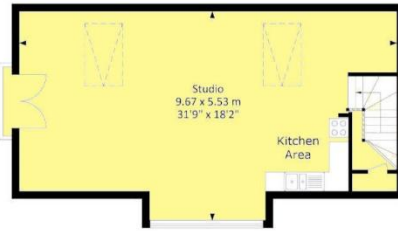
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Ground Floor



First Floor

Please note the Garage with the Studio above is not shown in its actual position.

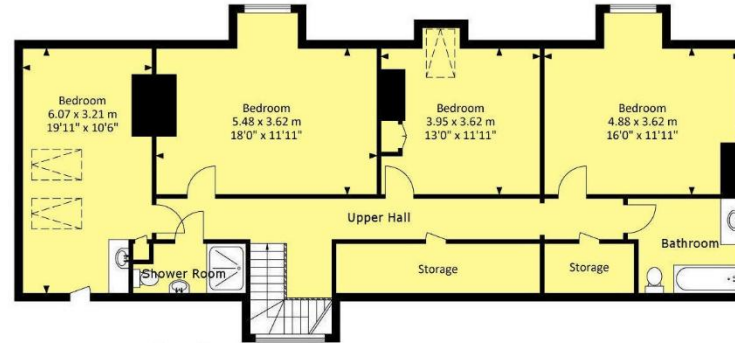
Approximate Area

House and Store Rooms = 4986.3 sq. ft / 463.2 sq. m

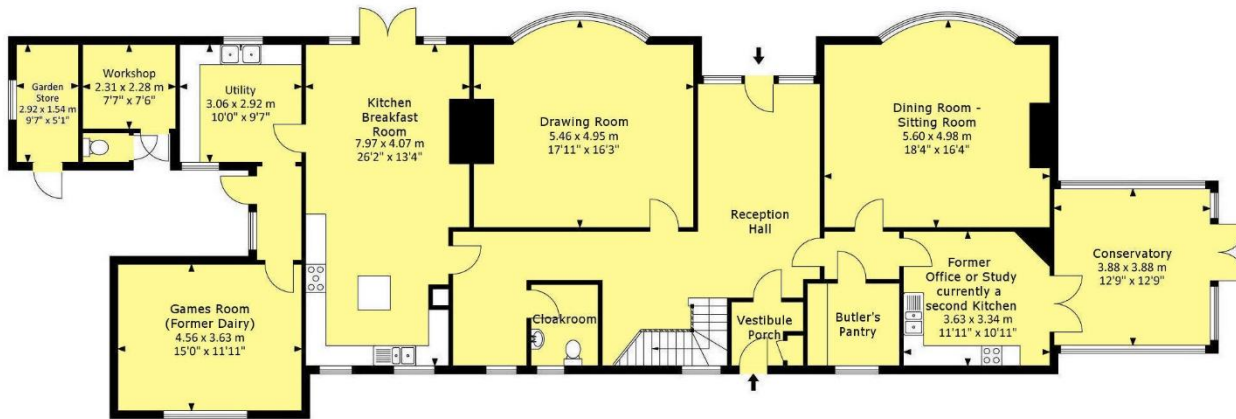
Garage and Studio = 1101.8 sq. ft / 102.4 sq. m

Total = 6088.1 sq. ft / 565.6 sq. m

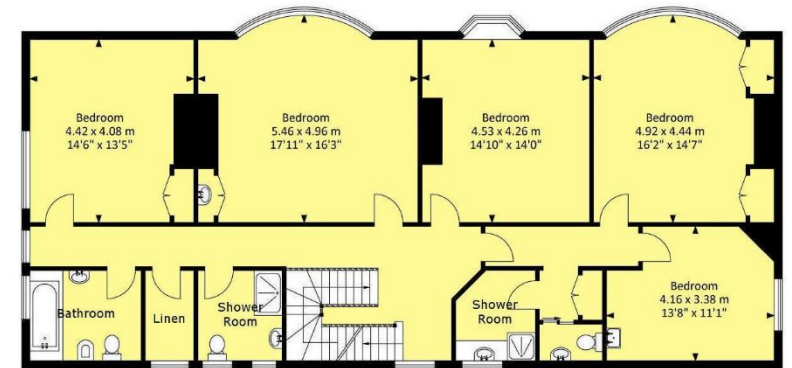
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Second Floor



Ground Floor



First Floor



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