



# THE FORGE

Wraxall, BS48



## BRISTOL ROAD WRAXALL

A detached period south facing house of charm with stone and tile former forge and landscaped gardens with superb views to the Mendip Hills, set against the church and woodland



Local Authority: North Somerset Council

Council Tax band: F

Tenure: Freehold

Services : Main water, electricity and drainage connected. Broadband : GigaClear Double glazed windows Oil fire central heating Underfloor heating to ground floor

Guide Price: £950,000



The Forge derives its name from the stone and tile barn which was the local forge. The house was modernised and extended about twelve years ago. The present owners purchased the property in 2016 and have maintained the house extremely well. In particular, the part walled and private garden has been redesigned. It has superb views across to the Mendip Hills to the south, and to the north, there is a view to the church and to woodland.

The interior of the house is light with good ceiling height and full of charm. There are stone floors on the ground floor and tongue and groove oak doors with latch furniture.

The sitting room is a most comfortable room with a stone full height chimney breast and fireplace fitted with a log burning stove and built in log store. The study also provides use as a play room. The superb open breakfast kitchen/dining/family room is well fitted with Shaker style units, and integrated appliances include two ovens and ceramic hob, dishwasher, and two refrigerators. An island unit provides a breakfast bar and the family/dining area has a fireplace fitted with a log burning stove. French doors open to the garden.





On the first floor there are lovely views either over the garden, or across to the Mendip Hills.

The principal bedroom, overlooking the garden, has a dressing area and en suite shower room. There are four further bedrooms, en suite shower room and family bath/shower room with roll top bath.





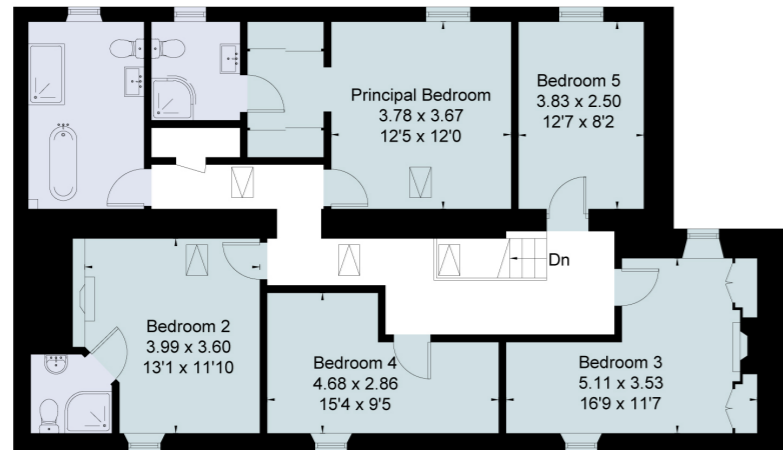
The property is approached through a solid metal sliding gate giving access to a parking area for four cars. Lying adjacent is a detached 26' stone and tile barn/garage, former forge, which has power, light and water.

The rear garden is a delight, attractively designed and a haven for wildlife and birds. It is part walled, against which are espalier apple and pear. There are shaped lawns with shaped beds and borders planted with flowering shrubs and plants, and lawns bisected by pathways. There are timber archways, climbing shrubs include honeysuckle and passion flower, a pond, designated areas for entertaining, and dense beech hedgerow and old stone walls forms part of the boundaries. An integral store room at ground level is accessed externally.

The open views to the Mendip Hills are superb.

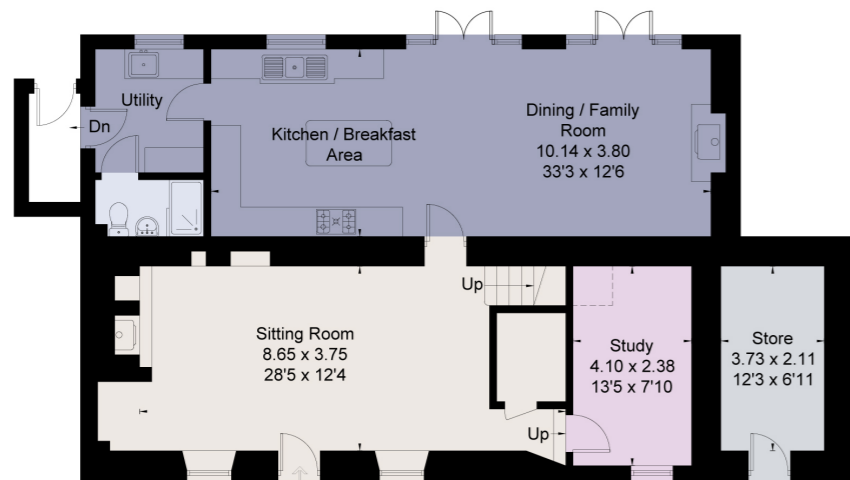


Approximate Floor Area = 213.4 sq m / 2297 sq ft  
 Garage / Workshop = 39.4 sq m / 424 sq ft  
 Store = 8.2 sq m / 88 sq ft  
 Total = 261.0 sq m / 2809 sq ft

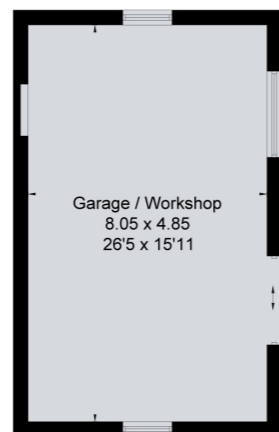


First Floor

= Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105037

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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