



Fairbanks

Clevedon Road, West Hill, Wraxall, Bristol, BS48 1PN



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An impressive, elevated, south facing family home with stunning views and excellent potential to extend (STNC) set in 0.5 acre grounds of expansive lawns and wonderful woodland.

A superb, detached, south facing, family home set in a large 0.5-acre plot with stunning, far-reaching Mendip views | Excellent potential to extend subject to the necessary consents | Farmhouse kitchen dining room with separate utility / boot room | Dual aspect sitting room with log burner and fantastic views | Dual aspect dining room with fantastic views | Principal suite | Four further bedrooms and a family bathroom | Large plot of 0.5 acres comprising expansive lawns, large terraces and private woodland | Sweeping drive, ample off-street parking for multiple cars and multiple outbuildings | Popular semi-rural, village location within close proximity to Bristol, the M5, Bristol airport and Nailsea and Backwell train station | EPC: D

Situation

Set within the leafy and highly regarded hamlet of West Hill in Wraxall, Fairbanks enjoys an enviable location prized for its balance of rural tranquillity and exceptional connectivity. Surrounded by beautiful North Somerset countryside, this semi-rural setting offers immediate access to scenic walks, bridleways and open green spaces, whilst remaining within easy reach of the boutiques, cafés and restaurants of Clifton Village and the commercial centre of Bristol city centre.

The area is particularly well placed for commuters, with straightforward access to the M5 motorway network and Bristol Airport, making both national and international travel remarkably convenient. Nailsea & Backwell railway station is just a short drive away, providing regular mainline services to London Paddington, ideal for those seeking country living without compromise to connectivity.







Families are exceptionally well served by an excellent choice of schooling in both the state and independent sectors. Nearby Nailsea, Backwell and Clevedon schools offer a number of highly regarded Ofsted Good schools, while the area is also within convenient reach of some of the region's most respected independent schools, including The Downs Preparatory School, Butcombe Prep, Clifton College and Clifton High School.

The surrounding area is rich in heritage and natural beauty, with the magnificent Tyntesfield Estate offering acres of parkland, woodland walks and historic architecture close by. The extensive parkland of Ashton Court Estate and the ancient woodland trails of Leigh Woods are also close at hand, offering exceptional opportunities for walking, cycling and outdoor recreation.

For Sale Freehold

Set in an elevated and commanding position on the prestigious West Hill, Fairbanks is an elegant and substantial detached residence dating from 1929, enjoying breathtaking, south facing, panoramic views across the rolling Somerset countryside towards the Mendip Hills. Occupying a generous plot of approximately half an acre, this distinguished family home combines timeless character with exceptional privacy, further enhanced by its own mature woodland extending to the rear boundary.

Approached via a sweeping tarmac driveway providing extensive parking, the property is framed by sweeping lawns, high hedging and established planting, creating an immediate sense of arrival. Beyond, the rear gardens unfold spectacularly, with expansive terraces and lawns designed to maximise the far-reaching outlook, while the private woodland beyond offers a rare and enchanting backdrop full of springtime colour.



Internally, Fairbanks presents beautifully proportioned accommodation extending to over two floors, with an abundance of period charm including exposed floorboards, picture rails, bay windows and feature fireplaces, all sympathetically balanced with thoughtful contemporary enhancements.

The welcoming entrance hall sets the tone, leading to an elegant principal reception room where a bay window captures the outstanding views and a wood-burning stove creates a warm focal point. French doors open directly onto the terrace, seamlessly connecting the interior with the surrounding gardens. A further formal dining room enjoys dual aspects and provides an ideal setting for hosting and entertaining.



At the heart of the home lies a characterful farmhouse-style kitchen and breakfast room, comprehensively fitted with an extensive range of cabinetry, a range cooker and plenty of space for informal dining. Recently extended, the adjoining utility and boot room has been thoughtfully designed to provide practical family living with additional storage, laundry facilities and direct garden access.

To the first floor, the principal bedroom suite enjoys a striking bay window with elevated, far reaching, Mendip views, together with freestanding wardrobes and an en suite shower room. Four further bedrooms are served by a well-appointed family bathroom featuring a freestanding bath and separate shower, creating versatile accommodation ideal for growing families or visiting guests.

Outside

Externally, the gardens are a particular feature of Fairbanks. Carefully landscaped and predominantly laid to lawn, they are interspersed with mature trees, established shrubs and attractive retaining walls. Multiple seating terraces provide excellent spaces for outdoor entertaining while taking full advantage of the exceptional outlook. A range of useful outbuildings, including a powered brick-built store and timber storage, further complement the property.

Beyond the formal gardens, a private area of mature woodland extends into Bruin Woods, offering an increasingly rare opportunity to enjoy a tranquil and natural setting directly from the doorstep.

Fairbanks represents a rare opportunity to acquire a landmark family home of considerable character and stature in one of North Somerset's most sought-after village locations.

Services: Mains water, drainage and electricity

Local Authority: North Somerset Council: Tel: 01934 888888
Council Tax: Band F

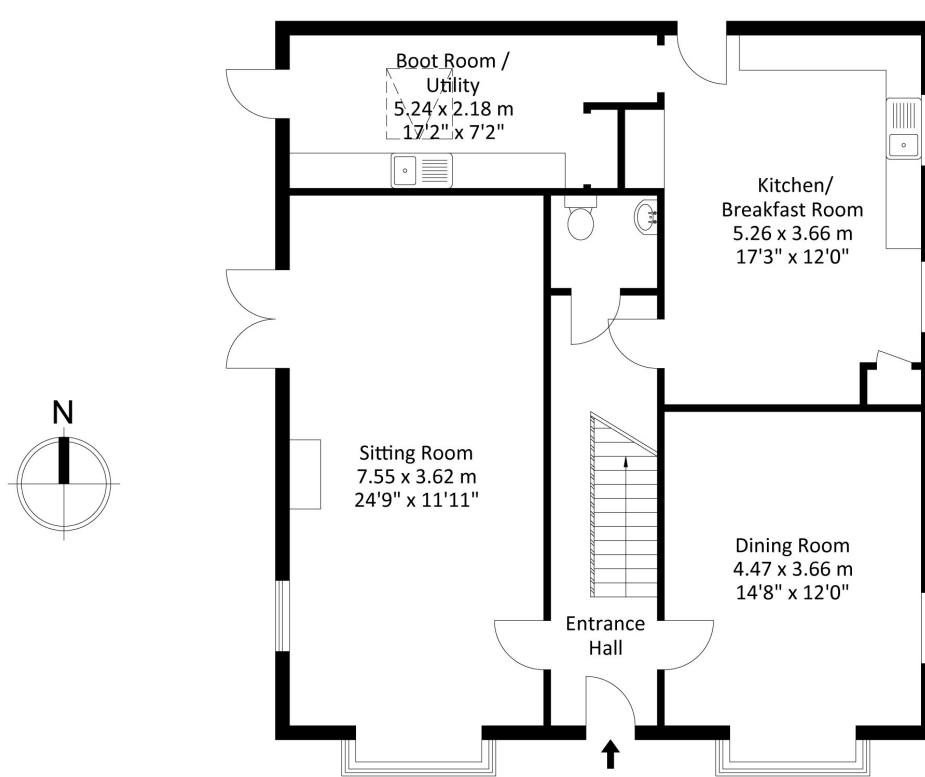
Directions: Post Code BS48 1PN

Viewing: Strictly by appointment with Rupert Oliver Property Agents

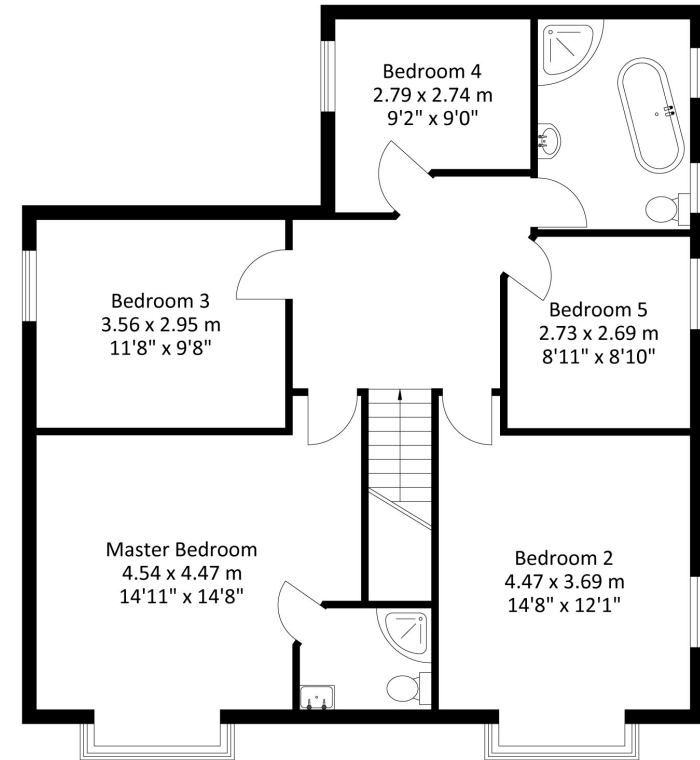


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Approx. Gross Internal Area
1843.50 Sq.Ft - 171.30 Sq.M



Ground Floor



First 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.