



## Land Adjacent to Webbsbrook House

Silver Street, Wrington, BS40 5QL



## Land Adjacent to Webbsbrook House

---

Silver Street, Wrington, BS40 5QL

A perfectly located, south facing, development plot of circa 0.3 acres with planning permission granted for a detached, top spec, energy efficient home of up to 4000 square feet with EPC A in the heart of the popular village of Wrington.

- South facing development plot of 0.3 acres in the heart of Wrington with a back-to-back building contract
- Planning permission granted for a detached, modern, family home of up to 4000 square feet
- Open plan kitchen dining room; sitting room; study/snug; hall; utility room
- Top specification kitchen and bathrooms with underfloor heating throughout
- Principal suite with dressing room; four further double bedrooms; three shower rooms
- Air source heat pump; solar pv with battery backup; highly insulated throughout; private biodigester sewage treatment plant
- Detached double garage with further allocated off street parking for two cars
- South facing, level plot with a walled garden bordered by the delightful Rye Brook
- Prime central Wrington location with proximity to all amenities this highly popular village has to offer
- EPC: A (predicted)

---

### Situation

Tucked into the northern slopes of the Mendip Hills, Wrington is an exceptionally desirable, south facing village, offering an elegant balance of period charm, strong community and easy access to Bristol—ideal for commuters seeking a more relaxed pace of life.

Steeped in history as the birthplace of John Locke, the village centres around a handsome, Georgian high street with a curated mix of independent amenities, including two village shops, a pharmacy, florist, interior, hairdressers and kitchen store. There is also a useful Travis Perkins. An exercise studio and the thriving







parish Church of All Saints —whose design inspired the Victoria Tower at the Houses of Parliament – further enhance the community.

Wrighton enjoys a sociable, well-served atmosphere, with the popular Mother Hen Café for relaxed daytime coffee and the characterful Plough (family and dining) and Golden Lion (sport) pubs at its heart. Barley Wood Orchard and its much-loved Cider Barn provide an idyllic setting to while away a summer's afternoon. For families, Wrighton is particularly appealing, benefiting from the well-regarded Barely Wood nursery and Ofsted 'Good' primary school alongside a recreation ground with sports clubs, tennis courts and open green space. For independent schools, the Downs Preparatory School in Wraxall is highly regarded as is nearby Sidcot School.

Surrounded by the outstanding natural beauty of the Mendip Hills, there is immediate access to exceptional walking and cycling. Despite its rural setting, Wrighton remains highly connected, with Bristol within easy reach, excellent access to the A38 and M5, proximity to Bristol Airport, and mainline rail services from nearby Yatton offering direct connections to Bristol Temple Meads and London Paddington.

#### For Sale Freehold

An exceptional and increasingly rare opportunity to acquire a beautifully positioned, south-facing development plot extending to approximately 0.3 acres, set discreetly within the very heart of the highly sought-after village of Wrighton. Enjoying a level aspect and an abundance of natural light throughout the day, the plot offers the perfect canvas for the creation of a striking, contemporary family home of distinction.

The plot is being offered with a back-to-back building contract to build a detached, modern home of between 1500 and 4000 sq ft. \*The pricing starts at £1,000,000 for a 1500 square foot house increases on a price per square foot basis up to a maximum of 4000 sq ft\*

Full planning permission has been granted for the construction of a substantial, detached residence of up to 4,000 sq ft, thoughtfully designed with modern family living in mind. At full size, the proposed accommodation is both elegant and highly functional, centred around a superb open-plan kitchen and dining space, complemented by a generous sitting room, a versatile study or snug, fifth bedroom with en suite and a well-appointed utility room, all arranged off an inviting central hall.

On the first floor, the principal suite is designed as a luxurious retreat, complete with a dressing room and a beautifully appointed en suite. Three further double bedrooms are served by two stylish shower rooms, offering flexibility for family life and guests alike. The specification throughout is intended to be of the highest calibre,





including premium kitchen and bathroom fittings alongside underfloor heating to all areas, ensuring comfort and style in equal measure.

Particular emphasis has been placed on sustainability and efficiency, with the scheme incorporating exemplary eco credentials. These include an air source heat pump, solar PV panels with battery storage, and a high level of insulation throughout, together with a private biodigester sewage treatment system. The result is a future-proofed home with an anticipated EPC rating A.

The grounds themselves are a notable feature. The south-facing garden is both private and level, enclosed in part by attractive stone walling and enhanced by the gentle presence of the Rye Brook, which meanders along the boundary to create a wonderfully tranquil and picturesque backdrop.

Further benefits include a detached double garage and additional off-street parking for two vehicles, ensuring practicality sits comfortably alongside the property's aesthetic appeal.

Positioned centrally within Wrington, the plot enjoys immediate access to the village's excellent range of amenities, while retaining a sense of tranquillity and seclusion that is increasingly hard to find. This is a compelling opportunity to realise a bespoke, high-specification home in one of North Somerset's most desirable village settings.

The property is available with no onward chain.

**SERVICES:** Air Source Heat Pump; Private Bio Digester; mains electric and water.

**Local Authority:**

North Somerset Council: Tel: 01934 888888 | Council Tax: Band TBC

**Directions:** Post Code BS40 5QL

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents



