



Perricasa

Tower House Lane, Wraxall, Bristol, BS48 1JR





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A beautifully refurbished 'villa style' family home and future proof lateral investment with stunning views, outstanding outdoor kitchen and wrap around gardens of circa 0.75 acres.

Comprehensively renovated and remodelled, detached family home | Landscaped wrap around gardens totalling circa 0.75 acres | Stunning, far reaching west and south facing views | Bespoke, dual aspect kitchen dining room with large separate utility | Light and bright sitting room with log burner and full height Krittal windows | Principal suite with dressing room and Porcelanosa en suite | Four further lateral bedrooms served by a second en suite and family bathroom | Substantial storage room, loft and multiple sheds | Single garage with electric doors and off-street parking for numerous vehicles with EC charging | Prime rural location with close proximity to Bristol, Nailsea and Backwell train station, Bristol airport and the M5 | EPC: E

Situation

Set within the leafy and highly regarded hamlet of Wraxall, Perricasa occupies an enviable semi-rural position, combining peace, privacy and beautiful North Somerset countryside with exceptional connectivity. Scenic walks, bridleways and open green spaces are close at hand, while the boutiques, cafés and restaurants of Clifton Village and Bristol city centre are readily accessible.

The property is well positioned for commuters, with convenient access to the M5 motorway network and Bristol Airport. Nailsea & Backwell railway station is a short drive away, providing regular mainline services to London Paddington.

Families are exceptionally well served by a choice of state and independent schools in Nailsea, Backwell, Clevedon and Bristol. Independent options include The Downs Preparatory School, Butcombe Prep, Clifton College and Clifton High School. Nearby attractions include the magnificent Tyntesfield and Ashton Court estates and the ancient woodland trails of Leigh Woods, providing outstanding opportunities for walking, cycling and outdoor recreation.

For Sale Freehold

Perricasa is a truly special Spanish-style villa occupying a wonderfully private and elevated position on Tower House Lane. Comprehensively refurbished and thoughtfully remodelled by the current owner, it combines architectural character with contemporary comfort and quality. Original features and Mediterranean-inspired details sit alongside bespoke joinery, natural timber, stone and porcelain.

A comprehensive programme of modernisation includes a complete re-wire and re-plumb, new fascias and guttering, two new lead roofs and new double-glazed Krittal windows throughout.







Approached via a tarmac carriage driveway with central lawn, the property provides generous parking for multiple vehicles, with additional gravelled parking, an EV charging point and integral garage with electric doors. An ornate iron gate opens into a secluded porcelain-tiled courtyard terrace framed by climbing roses and clematis.

An arched front door with Hikvision video entry system leads into the entrance hall, where timber flooring, oak doors, Jim Lawrence lighting and new school-style radiators immediately establish the quality of the accommodation. A contemporary cloakroom lies off the hall, which opens into the principal living areas with handsome herringbone Karndean flooring.

The impressive kitchen has been comprehensively renovated around its spectacular countryside outlook. Dual-aspect Krittal windows capture far-reaching south and west-facing views, while a bespoke John Lewis kitchen combines oak cabinetry, stone worktops and matching upstands. A Blanco sink with Porcelanosa taps complement the specification. Appliances include a Falcon range cooker with double oven and five-ring induction hob, extractor, Fisher & Paykel drawer dishwasher and American-style fridge freezer (available by separate negotiation).

The adjoining Wren utility room has also been fully refurbished and benefits from another attractive countryside outlook. It offers plumbing for white goods, a second Blanco sink, extensive work surfaces and generous storage with elegant copper detailing.

The sitting room is a particularly outstanding space. Full-height Krittal windows flood the room with natural light and showcase the stunning views, while a Herald log burner, stone hearth, copper fender and timber mantel provide a warm focal point. French-glazed Krittal doors open onto a substantial oak terrace with timber balustrades and electric canopy, creating an exceptional setting for relaxation, entertaining and enjoying glorious sunsets.

The west wing provides three lateral bedrooms, together with the family bathroom and laundry room. Bedroom two has been beautifully refurbished with chandelier lighting, Karndean flooring and a new radiator, alongside a Porcelanosa en suite shower room featuring porcelain tiling, double walk-in rain shower, integrated sink unit, timber cabinetry and marble-effect worktop. A large picture window provides abundant natural light.

Currently used as a home office or bedroom three, the next room is particularly charming. Dual-aspect Krittal windows and doors, Karndean flooring and a large Velux skylight create a light and welcoming space overlooking the gardens. A bespoke Neville Johnson library with fitted bookshelves and ladder makes it especially suited to working from home or studying.

The family bathroom is finished in contemporary porcelain and ornate tiling, with integrated bath, wall-mounted basin and cabinetry. Bedroom five is a smaller room ideally suited to a nursery, occasional bedroom or study, while a separate laundry room provides additional practicality. A large loft hatch gives access to extensive loft space running the length of the house.

A spacious boot room provides a highly practical everyday entrance, with a large Krittal window and dedicated shoe and coat cupboards. It connects to the integral garage, offering further storage, and to a superb gym with Karndean flooring and a large Krittal window. Beyond lies bedroom four, a good-sized double with Velux skylight and a fully glazed rear door leading directly to the garden.

A solid oak staircase descends to the lower ground floor, where the principal bedroom suite is located. The master bedroom is exceptional, with dual-aspect windows, fitted wardrobes and French Krittal doors opening





onto a superb porcelain-tiled stepped terrace. The elevated position creates an extraordinary connection between bedroom and garden, while maintaining complete privacy. The Porcelanosa en suite includes a double walk-in rain shower, WC, wall-mounted basin with cabinetry and Krittal windows with shutters.

Adjacent is an impressive dressing room, which could equally serve as an additional bedroom. Large Krittal windows provide plentiful natural light, complemented by extensive fitted wardrobes and storage. A substantial, dry storage area with lighting and concrete floor provides ample space for luggage, garden equipment, seasonal possessions and larger household items.

Outside

Outside, Perricasa truly comes into its own. The south and west-facing gardens wrap around the house and have been beautifully cultivated into a series of distinct yet connected spaces. Terraced lawns follow the gentle gradient, while mature planting and architectural features create a remarkable sense of privacy and seclusion.

Arches entwined with roses and clematis punctuate the gardens, alongside two magnificent walnut trees, a large magnolia and mature cherry. A mosaic terrace provides an additional seating area, while substantial wisteria grows beside the principal terrace, with useful storage beneath.

At the heart of the garden, a large central island rockery is surrounded by a meandering footpath and planted with established specimens including bay, lavender, sweet peas, hollyhocks and hydrangeas. Mature pines form a tall western boundary, providing privacy and a dramatic green backdrop.

The productive orchard contains apples, plums, pears and apricots, while a dedicated berry garden provides blackberries, currants, gooseberries and raspberries. At the bottom of the garden, a delightful wild garden incorporates a pond and secret footpath, creating a magical natural haven for wildlife. A Crane garden/potting shed and tool shed provide useful storage, while the fitted robotic mower docking station will remain.

The pièce de résistance is the outstanding outdoor kitchen and entertaining area. Set on a superb porcelain-tiled terrace, the Nordic Tech kitchen incorporates a sink, drinks fridge and stainless-steel worktops, together with a built-in stone barbecue. A covered bar and generous entertaining area provide ample space for hosting friends and family, all opening westwards towards unparalleled countryside views.

As the sun moves across the garden and sets over the surrounding landscape, this becomes an extraordinary setting for long summer lunches, evening drinks and memorable gatherings.

Perricasa is a home designed not simply to be lived in, but to be enjoyed — from quiet morning coffees in the secluded courtyard to evenings on the oak terrace and long summer gatherings beneath the western sky. It is, quite simply, a very special house in an exceptional setting.

SERVICES: Mains drains, oil / electric central heating, mains water and electricity

Local Authority: North Somerset Tel: 01934 888 888
Council Tax: Band F

Directions: Post Code: BS48 1JR

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
2234.91 Sq.Ft - 207.63 Sq.M

Garage / Garden Sheds
249.50 Sq.Ft - 23.18 Sq.M

Undercroft Storage
339.17 Sq.Ft - 31.51 Sq.M

Total Area
2823.58 Sq.Ft - 262.32 Sq.M



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.