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WOLVERSHILL, BANWELL, NORTH SOMERSET. BS29 6LE



£1,200,000 FREEHOLD

Passionate about Property

Set in a secluded position on the edge of Wolvershill near the village of Banwell, Wolvershill Manor is a distinguished country residence that stands in grounds approaching three acres, offering an exceptional blend of heritage charm and refined rural living.

Council Tax Band: G

Description

Re-built in 1904, this elegant manor house showcases period character throughout, with beautifully proportioned reception rooms, high ceilings, and traditional architectural detailing. Generous accommodation provides versatile family living and entertaining space, complemented by mature gardens, a paddock, a swimming pool, several substantial outbuildings and picturesque surroundings.

Enjoying an idyllic yet convenient setting within North Somerset, the property benefits from excellent access to nearby amenities and transport links while retaining a wonderful sense of privacy and seclusion.

A rare opportunity to acquire a landmark home in an idyllic countryside location.

Location

Wolvershill is a peaceful rural hamlet set between the historic village of Banwell and Worle, within the scenic countryside of North Somerset.

Despite its tranquil atmosphere, Wolvershill enjoys convenient access to local amenities in Banwell, including shops, schools and traditional village facilities, while larger centres such as Weston-super-Mare and Bristol are within easy reach for commuting, shopping and leisure.

Characterised by country homes, smallholdings and open green space, Wolvershill appeals to those seeking a rural lifestyle without complete seclusion, combining countryside charm with accessibility.

The Reception Hall (13' 06" x 12' 02") or (4.11m x 3.71m)

Welcoming and spacious, with exposed beams, carpet flooring, a fireplace with log burning stove, radiator, stairs to first floor and two built-in cupboards.

Downstairs W.C

Upvc double glazed window. WC. Heated towel radiator. Wash basin over vanity unit.

Dining Room (20' 04" x 20' 04") or (6.20m x 6.20m)

An opulent, spacious reception room that has many notable features, including stained leaded light windows, fireplace with log burning stove, exposed beams and a window seat. Carpet flooring.





Living Room (23' 04" x 18' 08") or (7.11m x 5.69m)

Large main reception room with dual aspect windows and French doors to the gardens. Contemporarily finished, with a log burner and carpet flooring.

Kitchen / Breakfast Room (23' 06" Max x 16' 04" Max) or (7.16m Max x 4.98m Max)

Arguably the room you will find yourselves spending the most time in! Spacious with dual aspect windows and a door leading to the conservatory. Extensive fitted kitchen with built-in appliances, a breakfast bar and kitchen island.

Conservatory (8' 11" x 8' 10") or (2.72m x 2.69m)

Upvc double glazed windows with a glass roof and French doors to the gardens. Tiled flooring.

Landing

Large window overlooking the gardens overhanging the stairwell. Carpet flooring. Doors to:

Utility Room

Space and plumbing for appliances.

Bathroom (10' 05" x 7' 11") or (3.18m x 2.41m)

Window to side. Spacious bathroom with jacuzzi bath, separate shower cubicle, WC, wash basin, heated towel radiator.

Bedroom 1 (19' 09" Max x 17' 01") or (6.02m Max x 5.21m)

A superb principle bedroom, with a range of built in wardrobes and bedroom furniture. Attractive bay window overlooking the gardens, carpet flooring, a walk-in wardrobe and doors to:

En Suite (10' 09" x 6' 00") or (3.28m x 1.83m)

Attractive, contemporary en suite with an octagonal window, large walk-in shower cubicle, WC, double wash basin, heated towel radiator, part tiled walls and tiled flooring.

Bedroom 2 (20' 02" x 16' 02") or (6.15m x 4.93m)

Large bedroom with dual aspect windows including an attractive box bay, with an extensive range of built-in furniture, a wash basin and carpet flooring.





Bedroom 3 (14' 01" x 12' 10") or (4.29m x 3.91m)

Another excellent double bedroom, with built-in wardrobes and a wash basin, dual aspect windows and carpet flooring.

Bedroom 4 (13' 03" x 12' 04" Max) or (4.04m x 3.76m Max)

Window to rear. Carpet flooring. Door to:

Store Room (8' 03" x 7' 03") or (2.51m x 2.21m)

A handy additional space that could be used as a walk-in wardrobe or a study behind bedroom four, with a window to rear.

Gardens

The extensive grounds that surround the property are a mixture of paved entertaining spaces, lush rolling lawns and Italian inspired gardens, that give access to the outbuildings, paddock and swimming pool.

The Old Buttery

'The Old Buttery' is a detached cottage adjacent to the main residence, that is currently used by our client to indulge his hobby of brewing delicious beers and ale!

Suitable for use as a separate annexe, as there are two rooms and a bathroom with it's own boiler (not in use) supplied by LPG gas tanks.

The Swimming Pool

An excellent heated swimming pool with good visibility from the main residence, the BBQ cabin and The Old Buttery, that provides peace of mind if the little ones are enjoying the water, while you sunbathe or barbeque to your hearts content!

The BBQ Cabin

The BBQ cabin is a charming, self-contained garden retreat designed for year-round entertaining. Typically inspired by Scandinavian design, it features a central built-in barbecue grill surrounded by fixed timber seating, creating a cosy and sociable dining space whatever the weather.

The Greenhouse

Glazed windows and roof, with door to side. Pump and heating system for the swimming pool.





Original Stables

Detached stables with original features, that have been converted for use as a large garage, with two up and over doors to the front.

Garage

Large detached garage with triple aspect windows and side hinged wooden doors to the front.

Workshop 1

Large workshop connected to the back of the original stables, with side hinged doors to the front, window to side and a door to rear.

Workshop 2 & 3

Two connected barns with their own separate driveway, which subject to consent could be redeveloped as commercial office space, an annexe or holiday accommodation.

The Paddock

Suitable for a pony being approximately an acre in size, with a hedgerow running through the middle with gated access to each side.

Potential Development Opportunity

The Paddock could also present a highly lucrative development opportunity, subject to the eventual purchaser achieving the necessary planning consent.

Please contact Farrons for further information.

Material Information

As provided by Vendor:

Please note, there is a monitored burglar alarm system and 7 camera CCTV system for additional security and reassurance.



Council Tax / Domestic Rates: G

Tenure: Freehold

Property Type: Detached House

Property Construction: Stone & Brick

Electricity Connected: Yes

Gas Connected: Yes

Water Connected: Yes

Sewage - Mains / Septic / Bio Digester etc: Bio Digester

Heating - Type: Gas boiler

Type of Broadband - Fibre / Copper Wire: Starlink

Parking: Yes - 20 plus cars

Any known building safety concerns? : No

Are there any restrictions / covenants? : No

Are there any rights / easements? : One water easement

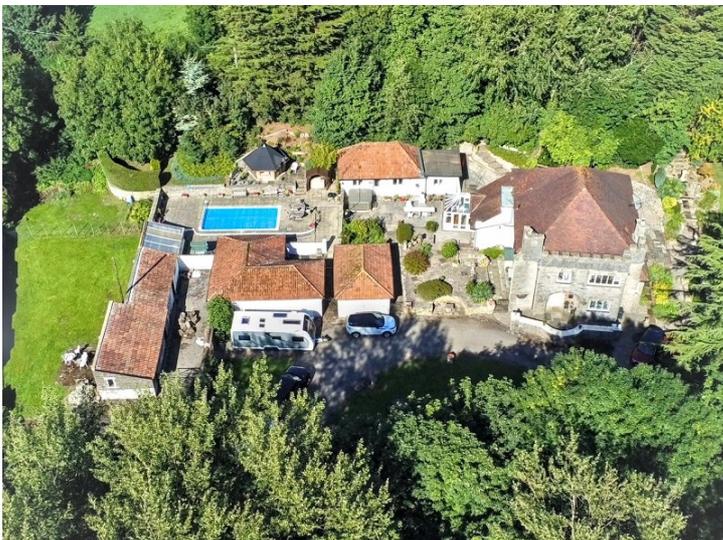
Has the property been flooded in the last 5 years? : No

Is the property subject to coastal erosion? : No

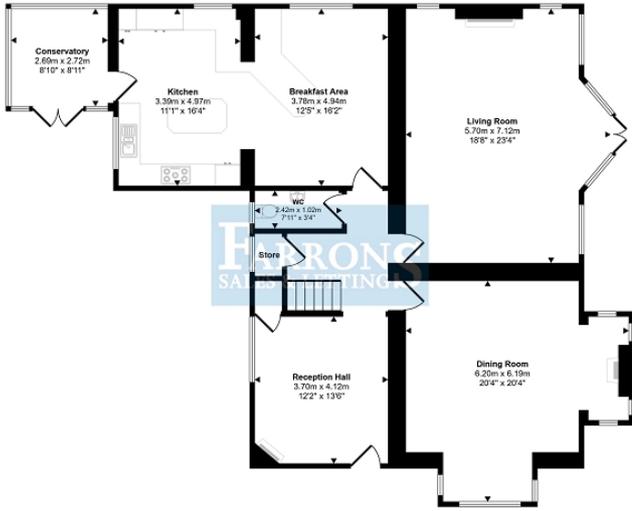
Are there any planning applications / permissions locally that will affect the property? : No

Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No

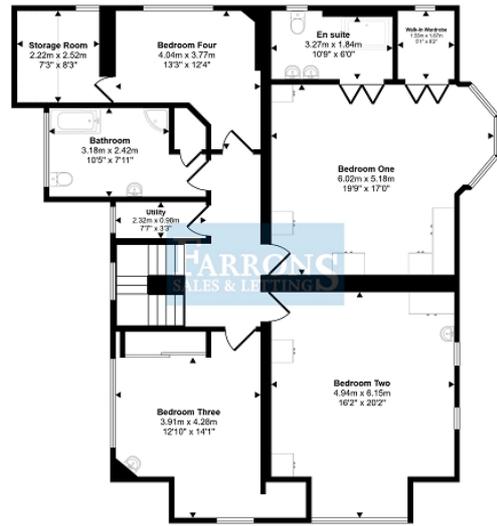


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Ground Floor
Approx 191 sq m / 1628 sq ft

Denotes head height below 1.5m
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



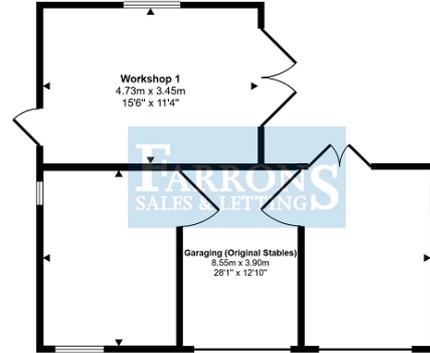
First Floor
Approx 136 sq m / 1461 sq ft

Denotes head height below 1.5m
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The Old Buttery
Approx 40 sq m / 434 sq ft

Denotes head height below 1.5m
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Original Stables / Workshop 1
Approx 50 sq m / 542 sq ft

Denotes head height below 1.5m
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract