



Rock House  
Tower House Lane, Wraxall, BS48 1JS



# Rock House

## Tower House Lane

### Wraxall

### BS48 1JS

A tremendous, unique four-bedroom residence with a two-bedroom annexe set in a stunning location, with far reaching panoramic views from its commanding position on Tower House Lane.

- Unique four-bedroom detached residence
- Over 6000 sq ft of accommodation and external terraces
- Generous landscaped grounds
- Triple garage
- Stunning contemporary re-model and renovation
- Impressive open plan living spaces
- Amazing views
- Two-bedroom annexe with en-suites and an open plan living area
- EPC rating E

## Price Guide £1,800,000

### DESCRIPTION

A tremendous, unique four-bedroom residence with a two-bedroom annexe set in a stunning location, with far reaching panoramic views from its commanding position on Tower House Lane.

### SITUATION

Wraxall is one of the most sought after rural villages in the area, set in unspoiled open countryside, but only a few miles from Clifton, 7 miles from Bristol city centre, and the cities of Bath and Wells also within easy reach. The nearby town of Nailsea offers a comprehensive range of amenities, including a pedestrianised shopping centre and good schooling of all grades, including Wraxall Primary School which has recently had an outstanding Ofsted report. There are many private sector schools in the area with transport to several of Bristol's major schools to and from the village. Wraxall is ideally placed for the commuter, with junctions 19 and 20 of the M5 within 6 miles and a mainline rail connection available from Nailsea & Backwell Station, less than 3 miles away. Bristol International Airport is just 6 miles away, very convenient for business and pleasure flights but the village does not suffer from air traffic as Wraxall is not under any main low level flight paths. There are good sporting and recreational facilities nearby, with various sports centres and three country clubs within almost as many miles. Several challenging golf courses are at hand including Bristol & Clifton, Long Ashton, Tickenham and Clevedon. Sailing and world class fishing is offered at both the Chew Valley and Blagdon Lakes, a number of well established equestrian centres are located nearby and the Mendip Hills and vales of North Somerset are famed for some of the loveliest walks in the region.

### DIRECTIONS

From our office in Backwell proceed in the direction of Nailsea through the traffic lights into Station Road. Follow this road until you reach the T-Junction at the end, and take a right turning onto High Street. Follow the road over the roundabouts and out of Nailsea passing Budgens. Take the next left and follow Tower House Lane, and you will find the property towards the end of the Lane on the left-hand side of the road.



**Our vendor says ...** Whilst we have recognised that the time has come to find a new property for our family, we do hope equally that the next custodian of Rock House is excited by the great strides we have taken to make this a thoroughly individual, modern family home. When we bought it, we fell in love with the view and the sheer size of the place - knowing that if we were prepared to invest the time, effort and money, that it would become a home we would be immensely proud of. We certainly hope it is received by the market as the exciting, versatile and unique home we believe it now is.

**We have noticed ...** It goes without saying that we are always delighted and very thankful that clients choose to market their homes with us. This is one of those houses however that we simply couldn't bear to see marketed with anyone else! It's the type of property you dream of marketing. An outstanding bit of grand design that really plays to the masses! Fantastic open plan areas that meet a heavy amount of glazing, that takes full advantage of the views and provides multiple access points to the raised terraces. Nothing disappoints - the gardens are secure and well-managed, the annexe provides greater versatility, and the location, in one of the most favoured spots in North Somerset, allows easy access to local amenities and travel routes. We dare you to find a box it doesn't tick!

## PROPERTY DETAILS

### MAIN RESIDENCE

#### ENTRANCE HALL 25' 10" x 18' 01" (7.87m x 5.51m)

An opulent entrance hall that sets the tone of this truly outstanding home. Floor to ceiling glazing to the front and rear allows an abundance of natural light. Contemporary stairwell to the first floor and lower ground floor annexe. Access to:

#### LIVING ROOM 26' 10" x 16' 04" (8.18m x 4.98m)

Beautifully finished with a wooden floor and feature tile border that is continued on the front terrace, accessed by the range of windows and sliding patio doors to the front. Tremendous views are to be enjoyed, whilst you sit and enjoy the built-in log burner!

#### DINING/FAMILY ROOM

The heart of this home! Open plan to the kitchen, providing great living space complemented by the large range of windows and sliding patio doors to the front and side, again accessing the front terrace to enjoy the exceptional panoramic views.

Open plan to:

#### KITCHEN AREA 24' 08" x 10' 05" (7.52m x 3.18m)

An impressive kitchen that uses the space afforded intelligently. A large kitchen island with work spaces and built in induction hob and sinks. Two windows to rear. Further built in appliances include dishwasher, waste disposal, two ovens, coffee machine, microwave. There is underfloor heating and a large pantry.

#### UTILITY ROOM 12' 10" x 7' 11" (3.91m x 2.41m)

An extensive range of units with space for appliances, a door to the rear and a window to front offering lovely views.

#### STUDY/PLAYROOM 9' 10" x 7' 07" (3m x 2.31m)

A versatile room, with sliding patio doors to the front terrace.

#### SEPARATE WC

Beautifully finished with two windows, wash basin, WC and heated towel rail.

#### FIRST FLOOR LANDING

Wonderful galleried landing that boasts views over the garden through the large wall of windows to the rear. Access to:





**FAMILY BATHROOM** 10' 09" x 8' 01" (3.28m x 2.46m)

Stunning five-piece family bathroom, once again benefiting from a fully tiled finish, heated towel rail, two wash basins, separate shower, WC and a separate bath.

**MASTER BEDROOM** 19' 11" x 14' 10" (6.07m x 4.52m)

An excellent master bedroom, that offers everything you could reasonably need. Space, a range of windows and a door to one of the first-floor terraces, a dressing room and an en-suite.

**DRESSING ROOM** 11' 06" x 9' 09" (3.51m x 2.97m)

A window overlooking part of the garden and the neighbouring woodland. Range of built in bedroom furniture.

**EN-SUITE** 11' 06" x 8' 03" (3.51m x 2.51m)

A spacious en-suite with separate bath, shower cubicle, WC and wash basin. Window to rear.

**BEDROOM TWO** 18' 10" x 15' 04" (5.74m x 4.67m)

Cracking second bedroom that again boasts space, built in wardrobe, exceptional views from the front window and access on to the large first floor side terrace.

**BEDROOM THREE** 12' 03" x 11' 11" (3.73m x 3.63m)

Another good double bedroom, benefiting from a window and door to the side terrace and a built-in wardrobe.

**BEDROOM FOUR** 18' x 12' 05" (5.49m x 3.78m)

Your children will be spoilt for choice, as this is another great room with gorgeous views from the windows to the front and side.



## Floor Plan



debbie fortune ESTATE AGENTS

2-4 Dark Lane, Backwell,  
Bristol BS48 3NP

Tel 01275 406880 [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



### THE ANNEXE

You can access the annexe from the stairwell in the main hall or by its own private access door from the driveway next to the undercroft garaging.

### ENTRANCE HALL

Window and door to front, with storage cupboards, a utility cupboard and access to:

### BEDROOM 17' 10" x 12' 09" (5.44m x 3.89m) max

A lovely double room with built in wardrobe, dual aspect windows and door to:

### EN-SUITE

Four-piece suite comprising double shower, bidet, WC, wash basin and heated towel rail.

### SEPARATE WC

WC, wash basin and heated towel rail.

### BEDROOM 17' 07" x 13' 06" (5.36m x 4.11m)

Windows and a door lead to a private terrace for the annexe on the side elevation of the property. Door to:

### EN-SUITE BATHROOM

Well finished three-piece suite comprising P-shaped bath, WC, wash basin and heated towel rail.

### OPEN PLAN LIVING ROOM AND KITCHEN 27' 11" x 14' 07" (8.51m x 4.44m)

Range of windows and a door to the front and side accessing the terrace. The kitchen area is L-shaped with built in appliances including a dishwasher, fridge/freezer, hob, double oven and microwave.

### THE GARDENS

The property takes a commanding position sat in the middle of a generous plot, with landscaped gardens to each side. There is an enclosed terrace for the annexe, an electric five bar gate to the driveway with remote keypad access and intercom, and stairwells providing access to the main residence and raised, wrap around terraces.

The terraces are beautifully finished with artificial grass and stone paving to borders. They provide amazing views and enough space for the largest of family gatherings!

### TRIPLE GARAGE AND DRIVEWAY

Space for more parking than you could reasonably ever need! Undercroft parking that leads to excellent garaging accessible through three up and over doors to front.

### THE WOODLAND (available by separate negotiation)

At the end of the driveway there is a pathway, which leads to a gate that gives access to an area of woodland, that was acquired by the present owner and is available by separate negotiation. The area of woodland is thought to be in the region of one and a half acres.





