



A stone built Victorian farm cottage that stands in a remarkable garden in the middle of Wraxall with the huge advantage of space to extend and glorious winter and summer views to the horizon.

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PEOPLE & PROPERTY

5 The Grove, Wraxall, North Somerset BS48 1LW

Offers in the region of £425,000 - Freehold

Number Five, The Grove, is a charming period cottage nestled in a tranquil and idyllic edge-of-village setting, away from busy roads yet right in the heart of the prestigious village of Wraxall, North Somerset. The village is surrounded by picturesque open countryside, and this cottage offers far-reaching views to the west and southwest over adjoining open greenbelt countryside. It provides a sense of the rural idyll without isolation.

The cottage is thought to date from around 1880 and is understood to have been built for the Tyntesfield Estate as an estate worker's cottage. In those days, almost all of the houses in the village were part of the great estate or connected with Wraxall Court, or less often, the Ashton Court Estate. For many years until 2022-2023, the cottage changed little, with the exception of some modernization in the 1950s and then again in the 1980s.

Hensons have been the Letting Agent for this property for many years, and the cottage has been enjoyed by several very good tenants. But now, the owners have chosen to sell rather than re-let the house. Very recently, the windows have been replaced with far prettier and more efficient items that are double-glazed and suit the house and its deep window sills well. Other new improvements have included fresh neutral decoration, fencing, handrails, and external gates.



Because the cottage has been let, "the mechanics" of the house have been tested to ensure compliance with the relevant regulations, including OFTEC requirements for an oil boiler and oil storage.

The cottage has a warm and inviting feel, and the accommodation, which is bright and airy, hasn't been over-freshened or tastelessly/rush-modernized for sale. The large first-floor bathroom is relatively modern but not state-of-the-art, while the kitchen is a little older. So, the potential that it offers is likely to be realized by you sooner. Whereas were it newer, you might choose to live with it longer, even if you didn't like it!

Despite these comments, the cottage is entirely liveable and comfortable.

The presentation is honest, and despite the mature style of the kitchen and some other fixtures, such as the living room fireplace, the cottage is roomy. Though the scope for extension is virtually only limited by budget and imagination.

There is an opportunity to extend to the rear and the side and space to park and build a garage too. The adjacent cottage to the south, Windsor Cottage, was once the same house in mirror image, but a client of ours bought and extended that house some years ago, and this property probably offers even greater opportunities.

We can furnish you with a reversed floor plan of next door if you would like a partial indication of what can be done.

A further point of note is the oil central heating system, which may qualify for a grant under enhanced energy efficiency incentives to allow replacement of oil boilers. That is irrespective of the fact that oil has been less expensive as a heating fuel than electricity or gas over the last two to three quarters of the past year!.

The Grove at Wraxall

Wraxall is a premium North Somerset village and the seat of the former Baron's Wraxall, one of whom was the wealthiest non-royal man in Queen Victoria's British Empire. In other words, he commanded astonishing wealth and chose Wraxall as the place to make his home. He built Tyntesfield and its country estate, which is now owned by the National Trust.

Essentially, the whole village was owned by the Tyntesfield Estate, and the Wraxalls built many of the outlying houses and buildings, including the Battleaxes Pub, the village school, almshouses, and so much more.

Today, much of Wraxall is the same as when the illustrious members of the Gibbs family were masters of all they surveyed. There are a few more properties in The Grove, many built for people who worked on the estate after the Second World War.

The pub is being used as a film set this year before hopefully reopening or being retained for a second series next year. The little shops of yesteryear are no longer open, but a mile away on the Nailsea edge of the village, there is a thriving 24-hour petrol station with a good independent supermarket incorporated and a Subway, of all things, just in case you are peckish!





Local employment is high and connections to Bristol, obviously Nailsea and other larger centres in the area are good.

The Grove is a peaceful right in the middle of the village, close to The Battleaxes and the excellent school but off the main road, the B3130. Unlike other properties in the area, including some of the most valuable ones, the properties in The Grove enjoy a serene environment without the disturbance of through traffic. At the end of the grove, a footpath leads tout to a 'footpath to Nailsea' across the base of this beautiful valley, and there is a well-equipped children's play area too, far away from any traffic at all.

The cottage is set in a large garden that faces south and west at the rear, such that the sunshine fills the plot until the sun disappears below the far horizon in the evening.

The garden has been allowed to rewild a bit while the redecoration works have gone on, and the last gardener has relocated out of the area. However, it shouldn't take long to mow back to shape and trim some borders. In the meantime, there is the impression of an infinity garden extending out across a wheat a pasture landscape. Without doubt, this is an extremely attractive uninterrupted view out over protected greenbelt farmland with The Elms immediately adjoining Nailsea away in the middle distance..

Photographs: See more photographs at www.hbe.co.uk

Energy Performance: The cottage has been assessed at band E- (40).





Services & Outgoings:

Mains water, electricity and drainage are connected. Oil fired central heating through radiators. Telephone connection available. Broadband services are available. Council Tax Band C.

Viewing:

Only by appointment with the Sole Agents **HENSONS**. Telephone 01275 810030

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