



Webbsbrook House
Silver Street, Wrington, Bristol, BS40 5QL

Robin King | Estate Agents

WEBBSBROOK HOUSE, SILVER STREET, BRISTOL, BS40 5QL

Substantial and very elegant Grade II listed detached 4 double bedroom family home with attached 2 bedroom annexe, beautiful part-walled enclosed rear garden and a double garage in a prime location in a highly regarded North Somerset village in a Conservation Area with excellent facilities

APPROX 3,530 SQ FT FLEXIBLE ACCOMMODATION • SOME PARTS DATE BACK TO THE 17TH CENTURY • BEAUTIFUL PERIOD FEATURES INCLUDING TILED FLOORS, INGLENOOK FIREPLACE, CEILING BEAMS AND IMPRESSIVE STAIRCASE • ELEGANT SITTING AND DINING ROOMS WITH WONDERFUL GARDEN VIEWS • STYLISH CONTEMPORARY KITCHEN/BREAKFAST ROOM • ADDITIONAL FAMILY/GAMES/SITTING ROOM WITH WOOD BURNER • 4 DOUBLE BEDROOMS • 2 BATHROOMS • EXTENSIVE ATTIC SPACE • SELF CONTAINED 2 BEDROOM ANNEXE WITH WONDERFUL SITTING ROOM COULD BE INCORPORATED INTO MAIN HOUSE IF REQUIRED • EXTENSIVE OUTBUILDINGS • DOUBLE GARAGE

Webbsbrook House is a truly wonderful period property that exudes charm and style and has been a much-loved family home for over 30 years. The central body of the house dates back to the mid 17th century, with side extensions having been added around 150 years ago. Elegant period features combine with modern convenience and function to create a highly desirable family home with flexible accommodation to suit a variety of needs.

Upon entry one is immediately struck by the charming proportions of the property, with a tiled reception hallway with 2 window seats with shutters flanking the central wooden front door. There is space for a piano to one side and tantalising glimpses of the living accommodation beyond. The light and airy beamed sitting room includes a wood burner with a beautiful Delft-tiled surround and there are glorious garden views through the sash windows. The dining room has polished wooden floorboards and another beautifully Delft-tiled feature open fireplace with a charming illuminated display cupboard to one side.

Off the reception hall the flagstone hallway with wooden panelled walls leads past a generous downstairs cloakroom, a useful laundry drying room and a pantry with marble slab and overhead are the original servants' bell windows.

The stylish contemporary kitchen /breakfast room beyond incorporates an extensive range of pale blue wooden units with quartz surfaces plus a central breakfast bar and integrated appliances include a Bosch fridge/freezer and double oven, AEG dishwasher and a NEFF 5 ring gas hob.





Near the end of the hallway a side door opens onto a useful outdoor utility courtyard with gated access to the road. To the far end of the hallway is a large and characterful family room with some exposed stone walls and beams. Originally this was the cook's quarters, with a beamed inglenook fireplace fitted with an oven range but now incorporates a wood burner and could also be used as a play room or office to work from home. Beyond the rear porch is a very useful workshop and a covered storage area along with a large barn: all offer conversion potential if required (subject to the necessary permissions).

The wooden staircase is another notable feature of Webbsbrook House, accessed via a flagstoned rear hallway off the dining room, where a door opens directly onto the garden beyond. With attractively carved wooden banisters and wooden wall panels, the stairs rise up and around a landing with a triple height sash window providing wonderful views of the beautiful garden beyond. The 4 double bedrooms are all a good size, all with sash windows and some with period features including beams and a decorative cast iron fireplace. There are 2 generously sized bathrooms, each with a bath and a separate shower enclosure: one bathroom primarily effectively serves the principal bedroom as an en-suite.

The rear landing stairs rise to the extensive 2nd floor attic space, which is currently arranged in 3 separate areas and provides further potential if required.

The Annexe – currently accessed via an independent front door to the side of Webbsbrook House, the annexe provides self-contained accommodation to suit a variety of needs, including providing a rental income. There is a downstairs shower room and along the hallway is a well-planned kitchen with turquoise metro tiles and pale grey wooden units with space for a cooker, washing machine, fridge and a freezer. The light and airy spacious sitting room is a highlight of the annexe, with a beautifully tiled feature fireplace with Jetmaster electric fire flanked by a sash window to the left and to the right French doors with shutters open directly onto a sunny garden terrace running across the back of the house. The ground floor dining room is also light and airy, with a large sash window with shutters. Stairs rise to the balconied first floor landing, where there is a bathroom and two bedrooms, the principal of which is situated above the sitting room, with 2 large sash windows





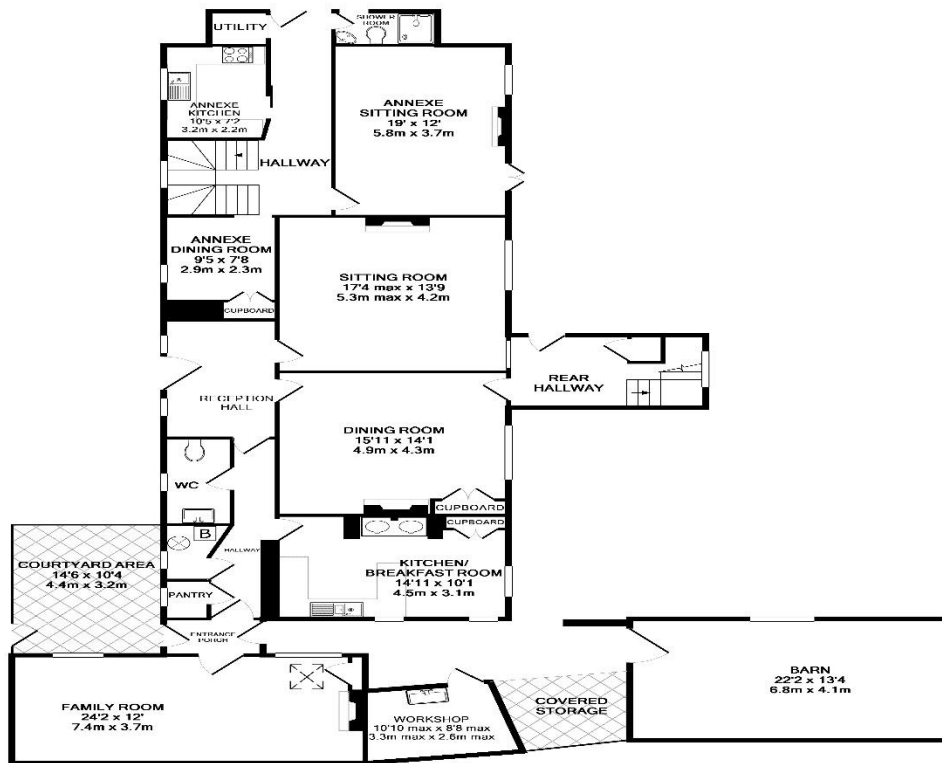
and glorious garden views.

Outside – the enclosed rear gardens of Webbsbrook House are absolutely gorgeous, mainly laid to lawn with pretty gravelled seating areas and a flagstone path around the back of the house that leads round to the annexe and to gate onto Silver Street. Bordered by a laurel hedge and attractive stone walls to either side, the huge magnolia tree provides colour and interest great climbing opportunities! A garden gate in the far left corner provides access to the double garage parking with driveway access (shared by 3 properties) from Silver Street.

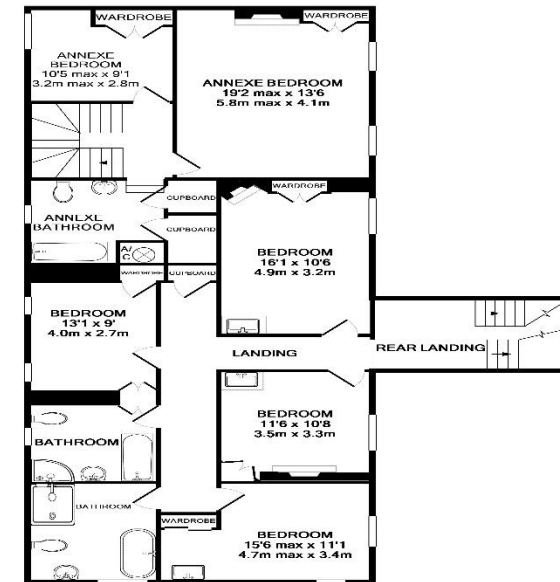
Location - Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 11 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8 miles from both Clevedon (J20) and St Georges (J21) and Bristol International Airport is 5 miles away. Regular mainline railway services are available within 4.5 miles at Yatton station (journey time to London Paddington from 114 minutes).



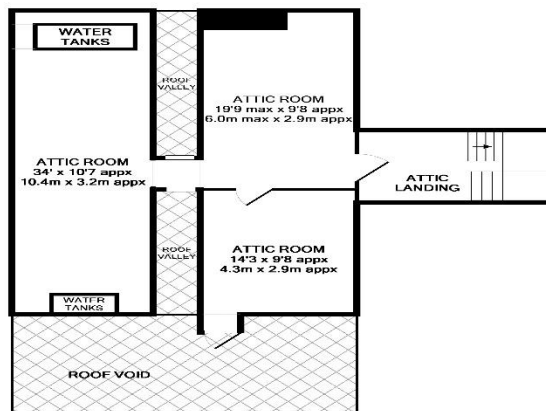




GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



TOTAL APPROX. FLOOR AREA 3530 SQ. FT. (327.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS – From our office take the A370 Bristol Road and after 0.6miles turn right onto Wrington Road and continue to Wrington village. Having passed School Road to the left, take the next left onto Silver Street continue along and as the road starts to bear around to the right, Webbsbrook House is on the right hand side. The driveway access to the double garage is a little further along on the right hand side, opposite the Memorial Hall.

SERVICES – All mains services are connected

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band G £3,288.57 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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