



The Grove Lodge, West Hay Road

Wrington, Bristol

A well-maintained and exceptionally attractive Victorian five-bedroom detached country residence, featuring stunning gardens and nestled in a commanding position with glorious, sweeping views over farmland towards the Mendip Hills.

Council Tax band: G

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Services: Mains electricity and water. Oil heating and private drainage

- APPROX. 2,700 SQ FT OF FLEXIBLE ACCOMMODATION
- 5 BEDROOMS, 4 BATHROOMS (2 EN-SUITE)
- 3 RECEPTION ROOMS
- GORGEOUS PERIOD FEATURES
- SET IN GROUNDS OF OVER 0.4 ACRES WITH SPECTACULARLY LANDSCAPED MATURE GARDENS
- CATCHMENT FOR WELL REGARDED SCHOOLS
- MAGNIFICENT FAR REACHING VIEWS OVER FARMLAND TO THE MENDIP HILLS
- ACCESS TO M5 WITHIN 7.0 MILES AT JCT 21 ST GEORGE'S
- YATTON STATION WITHIN 3.7 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS
- CENTRAL BRISTOL 12.4 MILES/BRISTOL AIRPORT 4.7 MILES (ALL DISTANCES/TIMES APPROX.)







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The Grove Lodge is believed to date back to 1823's and displays many characteristics of the era, with a beautifully symmetrical facade, orangery style tracery windows, Broseley tiled pitched gables and an arched entrance with original nail studded front door. Nestled in a tucked away, but not remote location, close to the popular village of Wrington it is rural and peaceful without being isolated.

Offering five bedrooms and ample reception accommodation, its elevated position set amongst spectacular gardens allows it to truly take advantage of the magnificent panoramic views over the surrounding countryside towards the Mendip Hills. It also offers easy access to Bristol to the north and Wells to the south with excellent transport links for access to Bristol and beyond.

The Grove Lodge has an impressive arched masonry entrance with solid oak front door. Framed to either side with gables with gorgeous ornamental woodwork, and unusual round windows with tracery detailing, it opens straight into a porch with space for coats and shoes and then on into the reception hall.

To the right is the spacious dual aspect sitting room with an open Minster style fireplace. A large bay window with French doors immediately reveals the glorious far-reaching views that characterise this home and leads out on to a spacious and beautiful dining terrace.

Moving round to the left, the hallway opens out to a dining area with attractive parquet flooring. It has plenty of room for a large table and an oak staircase that rises to the first floor. Steps up lead to a cosy room which is currently arranged as an office. It has an abundance of storage with fitted shelving together with a large, walk-in storage cupboard.



Returning to the hallway there is a tiled cloakroom/boot room and then to the rear is the spacious kitchen/breakfast room. Again, it has spectacular expansive views, a warming four oven Aga at its heart, an oak fitted kitchen and space for a fridge/freezer and dishwasher. The breakfast area room for a large table, dresser and French doors to the garden - perfect for alfresco dining.

A practical utility room with a double oven, space for a washing machine and freezer and full-sized larder complete the downstairs accommodation.

Rising to the first floor there is a generous landing providing access to five bedrooms and four bathrooms. To the right is the family bathroom which is fully tiled and has a contemporary freestanding bath with separate shower.

The principal bedroom is a large double, with an ensuite bathroom, fitted wardrobes and dressing table. Flooded with light thanks to high ceilings, it has a French door which opens to a gorgeous wisteria clad balcony, the perfect spot to enjoy a morning coffee and soak up the views and tranquil surroundings.



Two further bedrooms on this side of the house, one with ensuite shower room, offer the same views of the gardens and surrounding countryside together with beautiful orangery style window detailing.

A separate shower room completes the first floor.



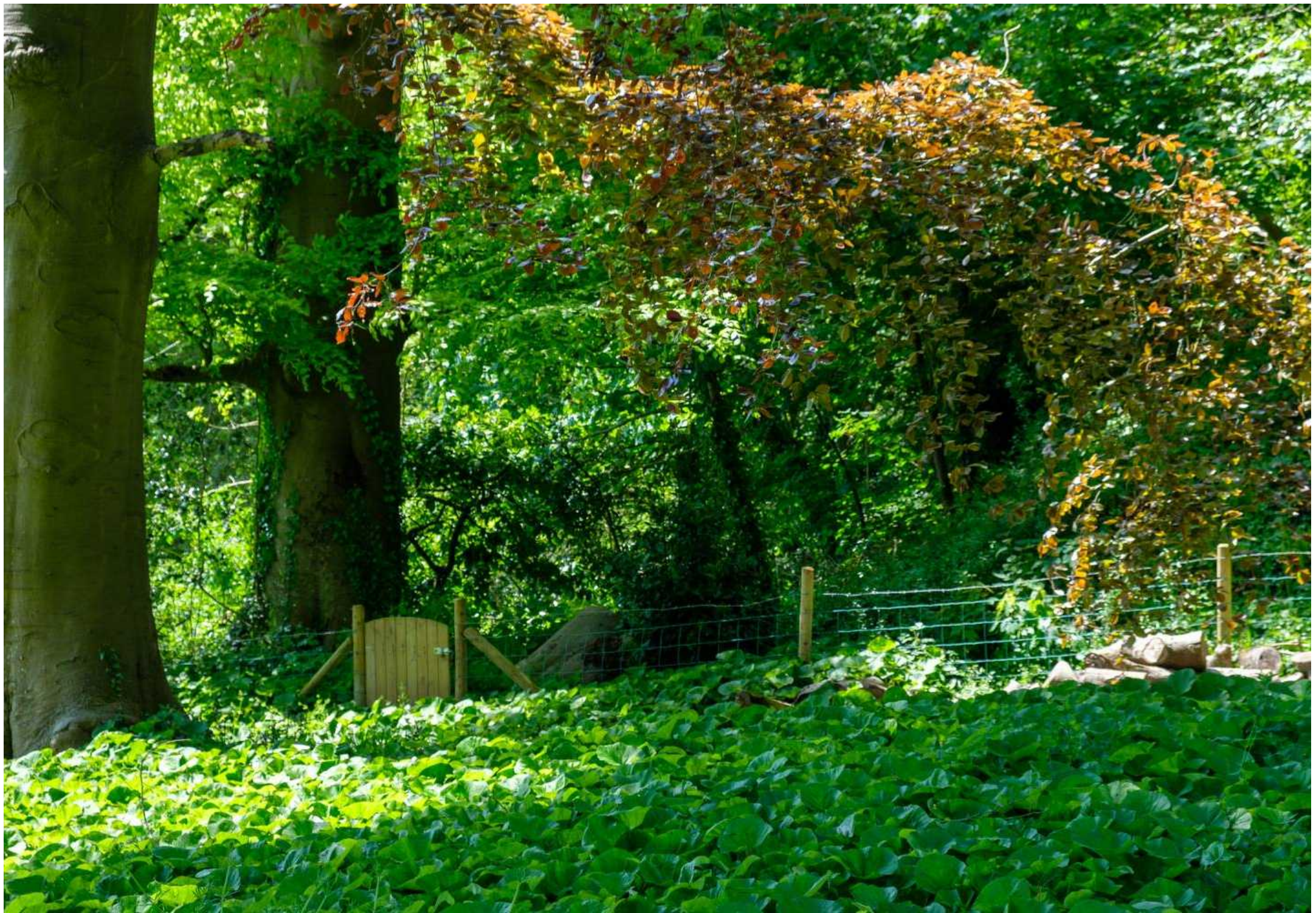




Outside – The Grove Lodge is approached via private road and is set back behind attractive walling and wrought iron gates. The driveway offers ample driveway parking for several cars and there is a garage and a carport tucked away to the rear of the property. The gardens which are a real feature of this property, have been beautifully landscaped to create a multitude of terraces from which to enjoy the magnificent views. Clematis, wisteria, roses and rhododendrons complement archways to create the most delightful ambience and an amazing cascading water feature culminates with a pond encouraging wildlife. There is also a vegetable patch, greenhouse and a large level lawn with pretty summer house – perfect for a game of football or family games. Completing the outside space is a small Spinney.

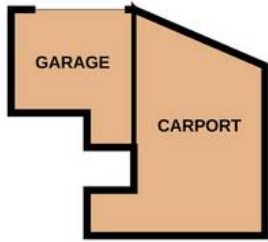
Location – The Grove Lodge is located on the outskirts of Wrington, a village with a very interesting history. Highly regarded in the local area it has an active community with clubs and societies together with a lovely old church. It also provides a good range of shops and amenities including pubs, post office, café, dentist and pharmacy along with an "Outstanding" primary school, with senior schooling nearby at the well-regarded Churchill Academy and Sixth Form, Bristol, Sidcot and Wells. Situated on the north side of the Mendips, there is beautiful surrounding countryside for activities including walking, riding and golf.



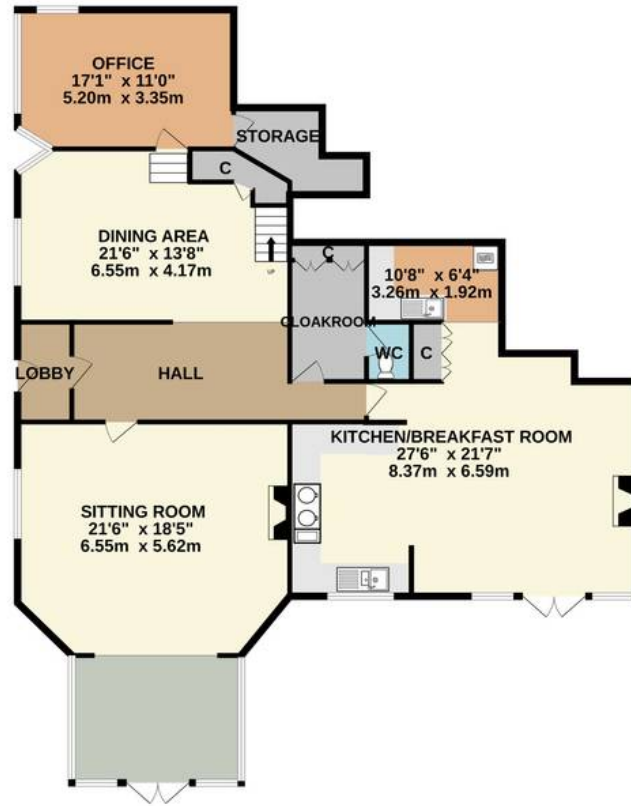




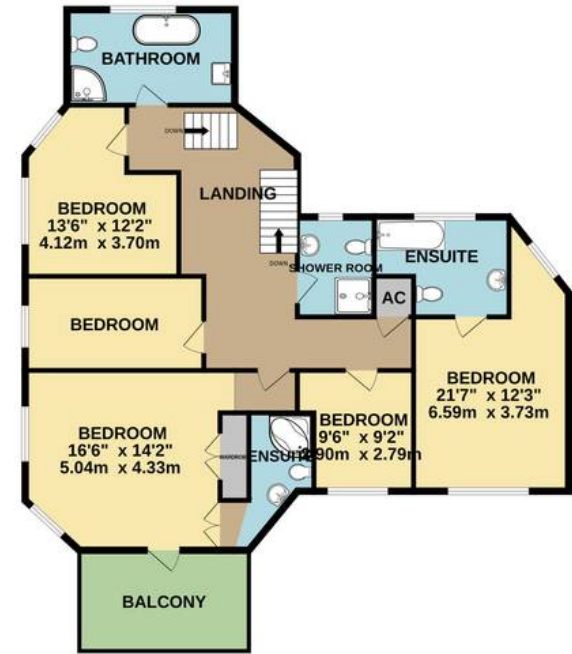
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2700sq.ft. (250.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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