



A wonderful detached home set in grounds of 2.5 acres

Yeowood, West Hay Road, Wrington, North Somerset, BS40 5NS

Freehold

savills



- Galleried Reception Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- 5 First Floor Double Bedrooms
- 2 Bathrooms
- 2 staircases
- Part Glazed and Tiled Side Conservatory
- Boiler/Boot room
- Original Brick and Glazed Victorian Greenhouse with Integral Potting Rooms
- Mature Gardens and Adjoining Paddock

Description

Yeowood is a spacious family home with origins in the 18th or early 19th centuries. It is unlisted. Over its history the buildings have developed exponentially to create an easily run home with a warm and friendly atmosphere. All rooms have a south-westerly aspect. An entrance drive on the eastern side of the house leads to a large parking area and continues to a large Victorian greenhouse. In front of the greenhouse is a part walled garden.

Yeowood is constructed from traditional materials with rendered elevations, casement windows and a pan-tiled roof. The large, welcoming, galleried reception hall has a cloakroom

off, incorporating a shower and wine cupboard, and a staircase leading to the 3 main bedrooms located off the galleried landing. Two at the front of the house have extensive views of the Mendip Hills and are served by a bathroom. The principal bedroom includes built-in wardrobes and a picture window with westerly views over the garden. It has an en suite bathroom.

The drawing room spans the front elevation with casement windows and a glazed door leading on to a covered open loggia, ideal for al fresco dining. The large open fireplace features a wood burning stove. The room provides ample space for casual dining and entertaining. The wood block





flooring extends through from the reception hall to the dining room which has French windows on to a south and west facing terrace. A door from the dining room leads to the kitchen/breakfast room. The kitchen is equipped with an Aga and electric double oven and hob and has maple topped hand built wooden units. The breakfast area has panoramic double insulated windows and door affording views of and access to the garden. Beyond the kitchen/breakfast room is the utility room and back staircase which leads to two double bedrooms and can access all upstairs rooms. A door from the utility room leads to a lean-to glazed and tiled conservatory extending along the east elevation with access to the cloakroom at one end and the back door at the other.

Outside the back door the adjoining outbuildings have been converted into a Boiler/Boot room, a study and a two roomed studio. The study is dual aspect east/west with extensive book shelving and built-in cupboards. The Studio has arched, glazed double doors leading from the parking area and a glazed door leading into the gravel garden. Both the study and the studio have vaulted ceilings, heating and independent Wi-Fi connection.

The large and impressive original brick and glazed Victorian greenhouse with

integral potting rooms offers excellent growing opportunities with the southerly aspect and deep planting beds.

Garden and Grounds

The gardens are a collection of outdoor rooms. There is a newly formed kitchen garden with a 20x8 meter fully netted fruit/veg caged area, a developing wild flower meadow and a Mediterranean themed gravel garden with a small pond. There is a covered pergola with fruiting edible vines and there are fruit trees, Bays and grasses. An archway through the established Beech hedge leads to the south facing garden designed for colour. There is an expanse of lawn interspersed with ornamental shrubs and trees. There are deep shaped herbaceous borders and inset beds planted with flowers and bulbs. Trees include Walnut, Magnolia, a large Scots Pine and weeping Beech.

Along the western elevation is a part covered open terrace, in veranda style, with a tiled roof surmounted on oak supports clad with Virginia Creeper, Jasmine and white Wisteria. There is a pleasant seating area under a Wisteria covered pergola with a circular plot with clipped Box. Beyond the boundaries of the garden is a 1 ½ acre (approx.) pasture area suitable as a grazing paddock.



Situation

Yeowood is situated about 1 mile west of the village of Wrington within a picturesque conservation area. There are outstanding views towards the Mendip Hills. Wrington is a thriving village with a strong community spirit, a Church of England Church and a Methodist Hall, a village hall, 2 public houses, a chemist, general stores, primary school and newsagent/off-licence. Bristol is about 13 miles distant. There are excellent rail links to London and the West Country at Yatton station, 3.7 miles distant. Road access is via the



A370 at Congresbury, 1.2 miles. Access to the M5 motorway is at St Georges (J21), 6 ½ miles distant and Bristol Airport 4.9 miles distant.

There is an excellent choice of both State and Independent schools in easy access.

Outdoor activities are provided with sailing and fishing on Chew Valley Lake and fishing on Blagdon Lake, walking and riding on the Mendips Hills, racing at Taunton, Wincanton and Bath and golf at Burnham and Berrow, Bristol, and Clifton Mendip and Mendip Spring (4 miles).

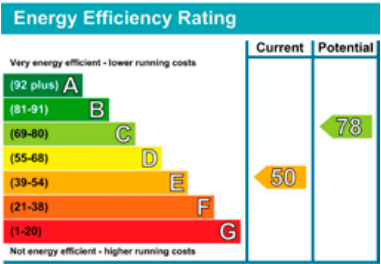


Yeowood, West Hay Road, Wrington, North Somerset, BS40 5NS
Gross internal area (approx) 309.1 sq m / 3327 sq ft (Excluding Void)
Boiler Room 10.4 sq m / 112 sq ft
Office 16.3 sq m / 175 sq ft
Studio 26.3 sq m / 283 sq ft
Total 362.1 sq m / 3897 sq ft

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