PIERCEHAY

WRINGTON · NORTH SOMERSET

savills

PIERCEHAY

BULLHOUSE LANE · WRINGTON
NORTH SOMERSET · BS40 5NY

Period splendour and elevated views over Wrington Vale

- Reception hall and inner hall
- Drawing room, dining room and sitting room
- Kitchen/breakfast room with larder
- Study, utility/boot room, cloakroom and laundry
- Master bedroom suite
- Guest bedroom suite
- Two first floor bedrooms and a family bathroom
- Two top floor bedrooms, en-suite and second bathroom
- Orangery and changing room
- Triple car garage, workshop and store
- Swimming pool and tennis court
- Lawned gardens and pasture extending to 4.52 acres
- Further pasture of approx. 4.96 acres available by separate negotiation
- EPC Rating = F

SITUATION

Piercehay sits on the edge of the village of Wrington and within a conservation area. Situated on the lower slopes of Wrington Hill and with outstanding views with the church tower in the foreground and the backdrop of the Mendips, Wrington itself has a very strong community with its own church, post office store, garage and pubs. Bristol is easily accessible with a wide variety of amenities and a number of highly regarded schools. There is also good ease of access to Wells Cathedral School, Sidcot and Millfield. For sporting pursuits there are golf courses and many bridle ways over the adjacent land. For the commuter the A370 provides links to Bristol's commercial centre and the M5. Direct rail travel to London is available from Nailsea and Backwell station approximately 6.6 miles distant and Bristol Airport approximately 3.8 miles distant has flights to many European and some long haul destinations.

PIERCEHAY

An exquisite period family home extensively renovated and enjoying unrivalled and elevated views of the Wrington Vale. Piercehay provides a wonderful family environment and incorporates many period features standing within established grounds which extend to approximately 4.5 acres. Beautifully appointed and centered around the reception hall, which is the principal axis there is a particularly fine staircase leading to the upper floors and with three generous reception rooms located off. The drawing room includes full length windows and an impressive fireplace, adjacent is the more relaxed sitting room and beyond the formal dining room. The kitchen/breakfast room is the core of the family home, well appointed with a range of wall and base units with many integrated appliances including a four oven oil fired Aga, dishwasher and space for an American style fridge freezer. There are granite work surfaces and a central preparation island with breakfast bar which includes a Belfast sink. Double doors open on to a landscaped terrace which captures the morning sun and beyond is the breakfast room bathed in light and with double doors opening on to a further terrace benefitting from the afternoon and evening sun. Connecting doors lead from the kitchen through to an inner hall and a secondary staircase to two of the first floor bedrooms. Located off the inner hall is a study area, utility which combines with boot room and there is a cloakroom and laundry in addition.

The first floor galleried landing includes a master bedroom with wonderful elevated views and it's own dedicated dressing room with a range of built in wardrobes and a comprehensive en suite bathroom beyond. The guest bedroom also features an en suite facility and the remaining bedrooms which can also be accessed from the secondary staircase are served by a bathroom. Within the top floor there are two additional bedrooms and a bathroom.

Piercehay is approached via secure electrically operated gates and a carriage drive with a turning circle and leads to the triple car garage. There are various stores linked including a workshop. Formal gardens include manicured lawns and well stocked herbaceous borders around the periphery of the house. Additional borders display a variety of flowering plants offering year round colour whilst clipped hedges provide screens, privacy and structure. The Orangery is versatile and can be adapted for a myriad of uses and there is a changing facility behind to serve the swimming pool which is on a tiered lawn beyond the house. There is also a tennis court and wild pasture with a tree lined backdrop completing the curtilage of the grounds which extend to 4.52 acres in their entirety. To the front and side of Piercehay there is a further 4.96 acres of pasture available by separate negotiation.

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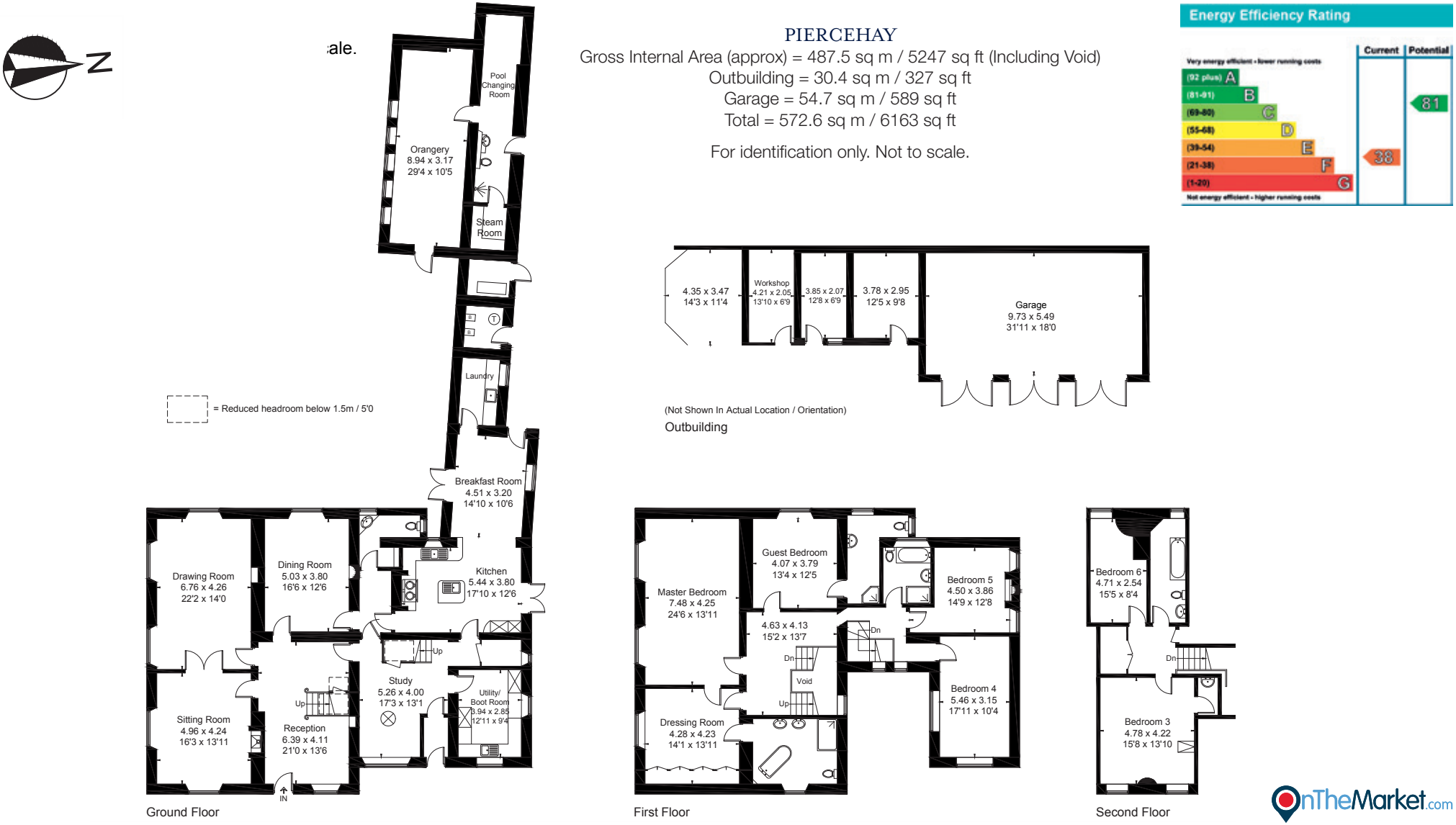
Gross Internal Area (approx) = 487.5 sq m / 5247 sq ft (Including Void)
Outbuilding = 30.4 sq m / 327 sq ft
Garage = 54.7 sq m / 589 sq ft
Total = 572.6 sq m / 6163 sq ft

For identification only. Not to scale.



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