



A very special and beautifully remodelled home of great style and with magnificent views.

Highridge Road, Dundry, Bristol, BS41

Guide: £975,000 Freehold

savills

Exceptional rural outlook • Adjoining countryside • Three reception rooms • 33 ft kitchen/family room • Large office (900 mbps fibre internet access from Truespeed) • Utility & ground floor cloakroom • Four double bedrooms, two bathrooms • Superbly landscaped gardens • Two driveways and double carport with electric car charger

Local Information

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. The city of Bristol is only four miles away and Bath is twelve miles to the west. Its lofty situation makes it a notable landmark in North Somerset and its dominance is emphasised by a spectacular fifteenth century church tower. Dundry commands some of the most extensive and beautiful prospects in the west of England, and by night Bristol's lights create a breath-taking scene. The Dundry Inn public house is renowned in the area, and schools include a primary school with secondary schooling available at nearby Chew Valley, and a choice of private schooling in Bristol itself. The area around is well known for its beauty, activities and attractions. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature.

About this property

Approached via a pillared driveway with parking for cars in addition to the large carport on the opposite side of the house for two further vehicles. Originally dating to 1846 this delightful period home has been the subject of an extensive programme of refurbishment and remodelling to include a significant extension to

the home in 2009. The home occupies a lovely position, on a small country lane and with delightful views over the fields to the front and the rolling open countryside to the rear. With such a lovely rural location, it is hard to believe that Bristol City Centre is only 6 miles away and the restaurant's pubs and boutiques of Clifton Village just 5.7 miles.

The home offers generous parking for up to six vehicles with a large driveway to the front and the far side of the property a large car port for two further vehicles and an electric car charger. The property has a most appealing front elevation with a central Portico entrance opening to a welcoming hallway with stripped floorboards that run through both adjacent reception rooms. Immediately to the left of the hallway is a family games room with stone-built fireplace and smart alcove cupboards to either side. The front window looks across the driveway to the village of Dundry perched high on the hillside with the beautiful 15th century church tower of St. Michaels clearly visible on the brow of the hill. The sitting room to the far side of the hallway is a very calm and relaxed room enjoying a dual aspect and with a decorative open chimney breast as a focal point.





Without doubt, the open plan kitchen/family room is exceptional. A beautiful limestone floor runs throughout the kitchen into the adjoining dining room and a smartly fitted cloak room with WC beyond. Central in the kitchen is a substantial island unit with a huge single piece of granite forming the work surface and a sociable breakfast bar area to one side. The kitchen is fitted with an extensive range of cream-coloured cabinets which incorporate a four-burner induction hob with twin burner gas hob to the side. Built in appliances include the combination/microwave oven and twin electric ovens, dishwasher and with space for an American style fridge/freezer (that may be available subject to separate negotiation). Adding character and warmth to the home is the gas fired AGA set into a faux chimney breast with further storage units to either side. The extension to this part of the house has transformed this space providing a superb dual aspect seating area with a contemporary woodburning stove and three sets of doors opening to the large area of raised decking and dining terrace. Two large Velux windows in conjunction with the fully glazed doors not only make the most of the panoramic views but bathe the room in a in a good deal of natural sunlight. A pair of doors with attractive stained-glass insets open to a good size separate dining room. From the kitchen, there is a further inner lobby leading out to the carport which allows parking and direct access into the home without exposure to the elements. Three easy steps lead down to the

quarry tiled utility room with further access to the rear garden and most superb high vaulted office which is perfect for those that can enjoy hybrid working without having to compromise their living space. This room was a further addition by the owners and would be equally suitable as a further reception or bedroom for a dependent relative. This is a bright and very smartly appointed room with engineered oak flooring (including underfloor heating) and with a ladder to a small area of mezzanine loft storage.

On the first floor are four good size double bedrooms, one of which commands a terrific view over the paddocks and fields opposite, across the valley and taking in the Barrow reservoir and Wraxall Hill. The principal bedroom is as much a key selling feature as the amazing kitchen/family room on the ground floor. The high vaulted ceiling with open roof trusses not only provides the room with character but also a great scale and light and with doors opening on to a private roof terrace This room exudes calm and tranquillity and is a restful retreat from family activity in the rest of the home. There is a large walk-in wardrobe and a raised freestanding bath such as maybe seen in high end boutique hotels. A frosted glazed door opens to a lovely en suite bathroom with large walk in shower with body jets. The three other bedrooms boast equally beautiful view, 2 of them double aspect, and sharing a modern family bathroom with freestanding bath and separate shower.





The gardens to the rear of the property have been thoughtfully landscaped not only to add interest and detail but also to maximise their functionality for entertaining and as an area for children and pets. An oak covered area is set directly off the kitchen/family room for sheltered alfresco dining and relaxing all year round with an outdoor chimney currently housing a fire pit and glazing within the timber roof letting in the maximum amount of skylight. A picket fenced area to the side is a safely enclosed area for young children with a sunken trampoline and space for play equipment. Directly off the family room is a raised sun deck with a terrace below with a private 8 person hot tub benefitting from stunning views and large garden storage shed plus small greenhouse. There are productive raised beds and an area of lawn at the lower end is bordered by colourful well stocked flower and shrub beds with a separate paved seating area in the lower corner to catch the final sun of the day. The property adjoins open countryside with the panorama of huge open skies and framed by the distant hillsides in each direction.

Tenure

Freehold

Local Authority

North Somerset Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.



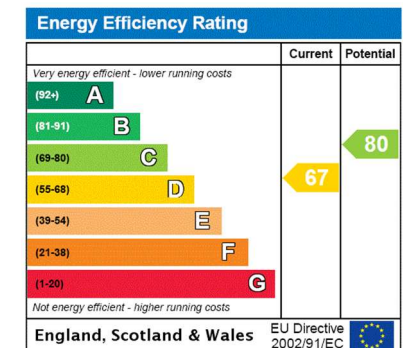
Approximate Area = 251.7 sq m / 2709 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)
For identification only. Not to scale.
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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