



A prime country house with established gardens and a paddock.

**West Hill, Wraxall, BS48**

£2,500,000 Freehold

savills



Reception hall and galleried landing • Cloak room and boot cupboard • Dual aspect sitting room and dining room • Open plan kitchen and breakfast room • Family room and study • Laundry and pantry • Principal bedroom suite • Five en suite bedrooms • Gated carriage drive and parking • Car port, garage and store • Stables and paddock • Formal gardens, terraces, kitchen garden and pond • In all 1.95 acres

### About this property

Mulberry house is a beautifully appointed and bespoke family home, standing amongst established gardens and on an elevated escarpment. Constructed from aged brick and rendered elevations under a slate tiled roof, there are aluminium powder coated double glazed windows throughout, underfloor heating and highly specified fittings. The footprint for the home is extremely versatile with potential for a self-contained annex for a dependant relative, income or indeed multi-generational living. The plot is extensive and extends to 1.95 acres and includes a paddock with stables, there are beautifully landscaped formal gardens and a large ornamental pond. Additional outbuildings include an open fronted barn with a garage and store adjacent, in addition to a greenhouse to serve the kitchen garden.

Mulberry house extends to approximately 5074 square feet with a generous reception hall, the central axis. There is a galleried landing above with wonderful solar gain from the dual aspect and A frame

windows. A limestone floor extends through from the hall to the kitchen breakfast room and on again to the rear of the dining room and utility. There are three principal rooms and the sitting room and dining room are both dual aspect with opening doors to terraces to front and rear. For the former there is a feature fireplace as the focal point which includes an inset wood burning stove and there are ceiling speakers with an integrated Sonos system. The family room is adaptable and can be separated for an independent annexe, there are extensive windows and doors and a Jotul wood burning stove. The kitchen/breakfast room is undoubtedly the core of the home, a wonderful social space with a lantern light and double doors which open on to the rear sun terrace which is ideal for alfresco dining. The kitchen has been ergonomically designed by Neptune with marble work surfaces, there are various integrated appliances by Fisher and Paykel in addition to an Everhot electric oven, wine fridge and a Perrin and Rowe hot tap.









A walk in pantry with cold shelf is adjacent and a generous utility further on again. Located off the hall is a study, a useful home working space and there is also a cloak room and a boot cupboard. There are four first floor bedrooms all en suite, two of which feature built in wardrobes. The main bedroom is sizeable with a Juliet balcony and French doors overlooking the paddock. There is a large comprehensive en suite bathroom, a dressing room and a walk in closet. Located off the second staircase there are two further bedrooms, both en suite.

Mulberry house is approached via statement piers and a close boarded electric sliding gate, with a sweeping South Cerney stone gravel drive which leads to ample car parking, the garage, car port and store. The paddock and stables are surrounded by stock fencing with a further wild garden. There is also a beautifully constructed formal garden with a centre piece and feature Olive tree in addition to some fruit trees. The rear garden has been imaginatively designed and landscaped with a large level lawn running immediately off the sun terrace to the rear of the house and bounded by heavily planted flower borders with a further wild garden beyond. There are three interconnecting ponds and also a kitchen garden and a greenhouse









**Local Information**

Mulberry house is located on an elevated escarpment and on the edge of Cadbury Camp Wood, one of three individual houses constructed circa 2017. There is good ease of access to Bristol's commercial centre and Clifton Village with a number of schools both state, independent, primary and secondary in close proximity. Within the immediate environments there are good sport and leisure facilities with golf courses and health clubs in proximity. For the commuter there are good links to the motorway networks M5 and M4 and Bristol is well served with train stations available from Bristol Temple Meads with an extensive schedule to many cities nationwide. Bristol airport provides an extensive schedule of flights to many European destinations.

**Tenure**

Freehold

**Local Authority**

North Somerset Council

**Energy Performance**

EPC Rating = B

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone: +44 (0) 117 933 5800.



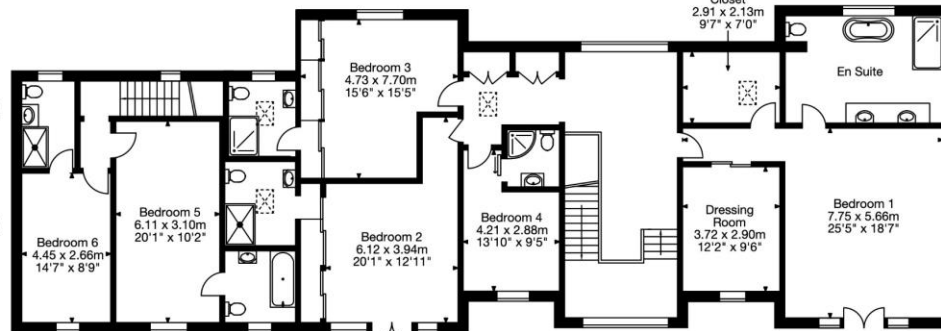




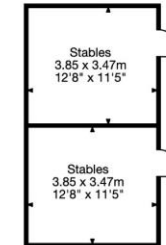


Mulberry House,  
West Hill, Wraxall,  
Bristol BS48 1PH

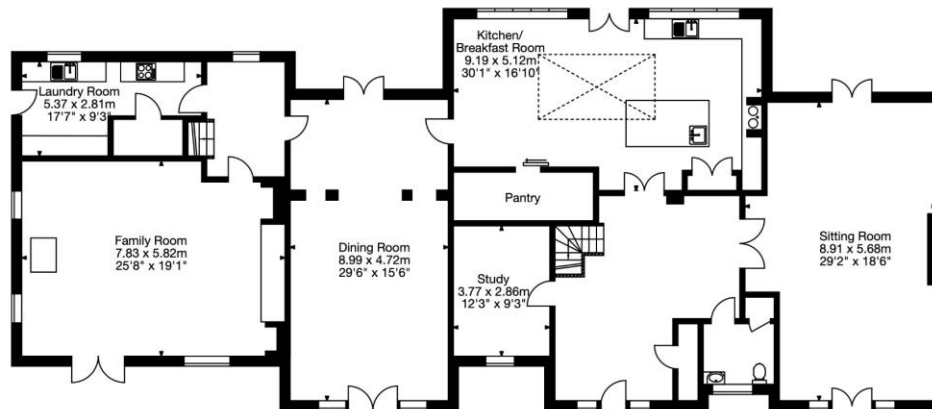
Main House  
5074 Sq Ft - 471 Sq M  
Garage Block  
742 Sq Ft - 69 Sq M  
Stables  
290 Sq Ft - 27 Sq M  
Total Area  
6106 Sq Ft - 567 Sq M



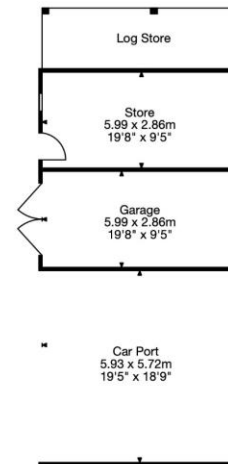
First Floor



Stables



Ground Floor



Garage Block

Capture Property Marketing 2021. Drawn to RICS guidelines.  
All measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Capture.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	84	84
EU Directive 2002/91/EC		

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