

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

**Sparsholt, Tower House Lane, Wraxall, Bristol, Somerset. BS48
1JT**

Freehold P.O.A.

FOR SALE



PROPERTY DESCRIPTION

Hunter Leahy is pleased to offer an exciting development property with planning permission to completely redevelop the site should you wish. The grounds extend to around 1.3 acres split into two plots separated by a private road. There are two separate garage blocks and ample parking. The grounds include formal gardens and woodland areas with plenty of potential to develop additional gardens.

Situated on the prestigious Tower House Lane, this property boasts an enviable, elevated position and is well placed for access to Nailsea and Bristol, a number of schools, both state and private and for commuters, the M5 motorway is easily reached via junctions 19 or 20. Properties on Tower House Lane always attract a lot of interest so we advise booking an early viewing to avoid disappointment. The woodland areas are very easy to access but stout shoes and long trousers are advised particularly at this time of year.

The detached family home dates from the 1930's and currently provides three reception rooms and four bedrooms arranged over two floors. The overall accommodation comprises Entrance Porch which leads into the Reception Hall with stairs rising to the first floor, large dual aspect Sitting Room, Dining Room with feature fireplace, Kitchen/ Breakfast Room and a separate Utility Room. The first comprises Principal Suite with walk-in wardrobe and En-Suite Bathroom, two further double Bedrooms, a generous single Bedroom, family Bathroom and store cupboard.

Outside. The property is approached from Tower House Lane onto the private road which leads to the driveway. There are two single garages each side of the road.

FEATURES

- Unique Development Opportunity
- Planning Permission Approved Ref. No: 22/P/1859/FUL
- Total plot size 1.3 acres (0.525 HECTARE)
- Formal Gardens and Woodland Areas
- Private Road with Maintenance Agreement
- Mains Drainage an Option (Ask for Details)
- Detached Family with No Onward Chain.
- Additional Detached Garage / Storage Unit



ROOM DESCRIPTIONS

Entrance Porch

Entered via a UPVC double glazed door. Glazed wooden construction. Glazed door into the Reception Hall.

Reception Hall

Stairs ascending to the first floor accommodation. Doors to the Sitting Room, Dining Room and Kitchen/Breakfast Room.

Sitting Room

22' 4" x 13' 1" (6.81m x 3.99m)

A lovely sized, light, dual aspect room benefitting from glazed windows to the front and rear with an additional door to the side garden. Radiator. Picture rail.

Lounge

12' x 12' (3.66m x 3.66m) Max

Double glazed sliding patio doors to the front and additional window to the side. Feature fireplace. Radiator. Picture rail.

Kitchen/Breakfast Room

12' x 10' (3.66m x 3.05m)

Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted double electric oven with hob. Floor standing boiler. Breakfast bar with stools. Window to the side and door, door to the Utility Room and door to the Rear Lobby.

Dining Room

14' x 12' (4.27m x 3.66m)

Feature fireplace. Parquet flooring. Picture rail. Sliding doors into the Sitting Room.

Utility Room

12' x 8' (3.66m x 2.44m)

Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for a fridge, freezer, automatic washing machine and dishwasher. Radiator.

Rear Lobby

Door to the Cloakroom and back entry door.

Cloakroom

Fitted with a suite comprising: Low level close coupled W.C and wash hand basin. Window to the rear.

First Floor Landing

Window to the front with a lovely outlook. Airing cupboard. Access to the loft.

Principal Suite

13' 2" x 13' 1" (4.01m x 3.99m)

Range of fitted wardrobes providing ample storage. Radiator. Window to the front with a lovely outlook. Door to the En Suite.

En Suite & Dressing Area

There is a dressing area before you enter the En Suite which consists of a suite comprising: Large bath, low level close coupled W.C, wash hand basin and bidet. Radiator. Window to the rear.

Bedroom Two

13' 2" x 11' 11" (4.01m x 3.63m)

Window to the front with a lovely outlook. Radiator. Storage cupboard.

Bedroom Three

12' x 11' 11" (3.66m x 3.63m)

Dual aspect windows to the front and side. Picture rail. Radiator.

Bedroom Four

12' x 5' 10" (3.66m x 1.78m)

Window to the rear. Radiator.

Shower Room

Fitted with a suite comprising: Tiled shower cubicle with thermostatically controlled shower. Concealed wash hand basin with storage cupboard below. Radiator. Window to the rear.

Cloakroom

Low level close coupled W.C. Radiator. Window to the rear.

Gardens and Woodland

The gardens are truly fantastic. Sparsholt is approached via a private road being one of three properties on this Cul de Sac. There are three access point for the grounds and house, two at the top and one at the bottom. Steps from the front terrace lead to the main area of lawn with a variety of established and mature hedging. The formal gardens lead to an extensive area of woodland.

Garage One

Up and over door to front. Power connected.

Garage Two

Up and over door to front.

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: G







FLOORPLAN & EPC

