





# Westfield Lodge

Claverham, Bristol

A magnificent, 6 bedroom detached country home with equestrian potential. Set in over 8 acres of land it has a tennis court, golf practice course, paddock, garaging, outbuildings and spectacular mature gardens

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services: Oil, mains electricity & water, private drainage

- Approx 4,227 sq ft of flexible accommodation
- Magnificent far-reaching views
- A total of 6 bedrooms and 4 bathrooms
- Stunning 42ft Green oak orangery
- 8.3 acres of grounds including large paddock with equestrian potential
- Tennis court and golf practice area
- Annexe accommodation with independent access suitable for dependant relative or AirBnB (STPP)
- Glorious mature gardens
- Garaging, driveway parking and solar panels
- Easy access to M5, mainline railway services, Bristol airport and Bristol city centre











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Westfield Lodge has remained in the same family since 1981, when it was originally purchased as a collection of former stone farm buildings. Over the years, it has been meticulously transformed into a distinctive and exceptional home, featuring imaginative and flexible accommodation, primarily on a single level.

The original barns were cleverly connected to form a quadrangle centred around an inner courtyard with a sheltered terrace at its heart; a delightful suntrap. Elegantly presented throughout, it has a recently added magnificent oak-framed orangery with a series of bi-fold doors that bring the outside in allowing the interior of the home to be filled with natural light. The west wing of the property is designed to be easily converted into a fully self-contained annexe, making it ideal for dual occupation or a dependant relative.

Arriving into the central courtyard, a welcoming front door leads into to the hallway. Double doors open directly to the high-vaulted sitting room with French doors and views over the garden. Featuring an inglenook fireplace with log burner and an impressive galleried area above, it really does convey a sense of grandeur which is evident throughout the property.

A staircase rises to the spacious gallery landing which is the perfect place to relax and enjoy the long views. It provides access to the light and airy dual aspect principal bedroom with far reaching rural views and a glimpse of Yatton Church. An en-suite bathroom with roll top bath and separate shower and well-planned dressing area with lots of useful storage give this area a touch of luxury.

Returning to the sitting room a door leads through to the games room. Full of character, it has a beamed ceiling, another stone fireplace with log burner and bespoke fitted cabinetry providing shelving in the alcoves, a dresser and sideboard which all provide lots of useful storage. French doors from here open to the garden.





Off here can be found a suite comprising of shower room, reception and bedroom which thanks to independent access would make an ideal annexe or could offer potential for Air BnB STPP.

On the East side of the property a large office/study and family room provide a further two lovely reception rooms and lead through to the kitchen which has recently been remodelled. It is a wonderful space with blue and cream painted wooden units, a matching dresser, a four-oven British racing Green AGA, island with integrated wine racks and a porcelain tiled floor by Mandarin that extends through to the spectacular orangery. 42ft long with green oak timbering and a run of bifold windows which open to the central courtyard of the property this stunning space offers a great opportunity entertaining family and friends.

Completing the accommodation is a superb guest bedroom suite with bedroom and bathroom and its own separate access to the outside.



### Outside

The expansive driveway, secured by electric gates, leads to two garages and offers ample parking for both residents and visitors. The meticulously maintained gardens are primarily situated to the east of the house, with a south-facing aspect. A large, level lawn is surrounded by mature trees and hedgerows, providing privacy and beauty. Well-stocked herbaceous borders add vibrant colour, while raised shrubbery beds contribute further visual interest. Two paved areas offer ample space for outdoor dining and entertaining.



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Additionally, the level field to the north is equipped with a water supply and convenient vehicular access to the lane providing the perfect opportunity for equestrian use should the new owner wish. There is also a hard standing tennis court and a golf area complete with bunker providing an ideal practice ground for keen golfers.

## Location

Claverham village hall hosts a number of events and clubs throughout the week, including providing Post Office facilities Mondays and Wednesdays 9.00-12.00, and incorporates The Tannery Bar – open daily from 7-11pm. There is a primary school in Claverham itself and secondary schooling at the highly regarded Backwell school. The nearby village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon where there is an M5 motorway access point to Bristol and beyond. It is also close to Bristol Airport and mainline railway services at Yatton, with journey times to London Paddington from 114 minutes. Close to the Mendip Hills, an Area of Outstanding Natural Beauty it provides many opportunities for outdoor pursuits including sailing, riding and walking.





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4794sq.ft. (445.4 sq.m.) approx.

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