



**Allendale**  
**Tower House Lane, Wraxall, Bristol, BS48 1JP**

**Robin King** | Estate Agents



# ALLENDALE, TOWER HOUSE LANE, WRAXALL, BRISTOL, BS48 1JP

A beautifully appointed detached 4-bedroom country home with magnificent far-reaching views, wonderfully landscaped gardens and grounds in a desirable location convenient for access to Bristol and beyond.

**APPROX 2,414 SQ FT FLEXIBLE ACCOMMODATION • SPACIOUS KITCHEN/DINING/DAYROOM • FOUR BEDROOMS, TWO WITH FAR REACHING VIEWS AND EN-SUITES • GARDEN ROOM WITH DELIGHTFUL VIEWS OF SURROUNDING COUNTRYSIDE • PLOT APPROACHING ½ ACRE • AMPLE DRIVEWAY PARKING WITH DOUBLE GARAGE • LARGE RAISED TERRACE PERFECT FOR AL FRESCO DINING • HOME OFFICE WITH FEATURE FIREPLACE NAILSEA & BACKWELL STATION WITHIN 1.7 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 5 MILES AT JUNCTION 20 (CLEVEDON) • BRISTOL AIRPORT 5.9 MILES • CENTRAL BRISTOL 8.5 MILES (ALL APPROX)**

Allendale is a charming family home located on the outskirts of Bristol in a semi-rural location with outstanding views of the surrounding countryside. It offers extensive driveway parking on a neat block-paved drive, in addition to a substantial garage.

Stepping through the front door you will be greeted by a welcoming reception hallway. The living accommodation is wonderfully light and airy with large windows. The kitchen/dining/dayroom is to your right and ideal for family meals and socialising. The kitchen is well equipped with a good range of wall and base units, including an integrated dishwasher, fridge/freezer and a Bosch double oven. The induction hob and wine rack complete the comprehensive facilities whilst the bay window offers tranquil views of Wraxall Church and the hillside behind. Off the kitchen is the laundry area with fitted base units, a Belfast sink, and space for a washing machine.

Heading towards the back of the house, you will discover the garden room which is currently used as the family dining room. This room offers breathtaking views of the well-maintained garden and rolling hills beyond. The room is naturally bright with French doors out to the terrace creating a seamless flow between indoor and outdoor spaces.









The comfortable bedroom accommodation is well proportioned, with three of the four bedrooms being doubles and two of them including en-suites. Two of the bedrooms are situated downstairs the bedroom to the left includes a fabulous walk-in wardrobe/dressing area and an en-suite shower room.

Ascending the stairs to the top floor, you will arrive at the principal bedroom area; a grand double room with two walk-in wardrobes, a roomy linen cupboard and an en-suite with a rainfall shower. The breathtaking views of the countryside from this room are simply stunning. Continuing back down the stairs to the main living space, the hall leads towards the front of the house. On the left is bedroom four, which offers a cosy ambiance with a Velux window and fitted cupboards, perfect for additional storage. To the right is the study/home office. This room features a sizeable, fitted corner desk and a classic style open fire, giving this room a warm and enveloping atmosphere.

Upon leaving the study, to the right is the family sitting room with dual aspect windows that offer bright views of the gorgeous established gardens. The feature log burning marble fireplace adds to the charm of this inviting room. Within the hallway there is a large storage cupboard with an inbuilt shoe rack. A family bathroom is located at the end of the hall and has a large corner shower and an attractive clawfoot bath with a Velux window above, perfect for stargazing.

**OUTSIDE** – Stepping through the side door, you will find the generous terrace which is the perfect spot for relaxing, entertaining or al fresco dining whilst taking in panoramic views of the tranquil countryside. The garden is mainly laid to lawn, with steps leading down from the terrace. This garden has been exceptionally maintained, with a kitchen garden, mature shrubs, flower beds, and an apple, plum and cherry trees. There are two sheds that provide useful storage. To the side of the house, there is a large lawned area with more lovely shrubs and flower borders. Lush planting and hidden clearings create fun hide and seek or secret den play areas.







**LOCATION** – Situated approximately 8.5 miles south of Central Bristol, Allendale is in the highly regarded and peaceful Wraxall village. This wonderful village has an active community and is close to Tyntesfield House - National Trust and Noah's Ark Zoo. The spectacular surrounding countryside provides substantial opportunities for walking and outdoor leisure pursuits. There are high quality primary and secondary schools locally and also several highly regarded private schools in the area, including the Down's school. Bristol International Airport is within 5.9 miles and access to the M5 motorway is within 5 miles to either Junction 19 at Portishead or Junction 20 at Clevedon. Mainline railway services are available within 1.7 miles to Nailsea & Backwell station – London Paddington from 114 minutes.

**DIRECTIONS** – From Robin King's office proceed onto the A370 towards Bristol, through Cleeve to Backwell. On entering the village, continue to the traffic lights and turn left on to Station Road. Continue past the station to the end of the road and at the T-junction turn right and follow on over the mini roundabouts. There is a layby to the left, where the property is shortly to the left-hand side.







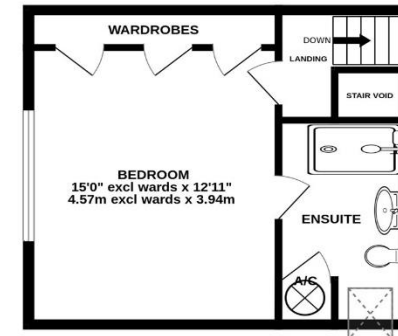
GROUND FLOOR  
2063 sq.ft. (191.7 sq.m.) approx.



TOTAL FLOOR AREA : 2414 sq.ft. (224.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
351 sq.ft. (32.7 sq.m.) approx.



**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**SERVICES** – Oil fire heating and mains drainage.

**EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND G** - £3,365.54 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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