



Moat Cottages – A beautiful country home in a unique setting.

Wraxall





An entirely captivating Edwardian country 'cottage', beautifully restored, reimagined and enlarged in recent years to create an exceptional four-bedroom rural home in one of North Somerset's most memorable settings.

Formerly an outlying cottage of the nearby Tyntesfield Estate, the seat of the Baron's Wraxall, the house now combines period character with a wonderfully comfortable contemporary layout, offering elegant reception space, generous bedrooms, an outstanding 28'5" x 13'5" kitchen/dining/family room, a utility room and pantry, a large double garage and a delightful garden cabin with an internal barbecue firepit.

In Hensons 117 year history, we have been privileged to offer many beautifully positioned rural homes framed by the picturesque countryside of North Somerset. However, until now, we have never offered one where the views are not only across an open pastoral landscape but also towards passing giraffes and other zoo animals roaming the surrounding fields and paddocks.

This is a home of rare charm and individuality – private, peaceful and wonderfully rural, yet by no means isolated or remote with really excellent connections.



The House

The house has been lovingly restored and thoughtfully enlarged, retaining the warmth and character of its Edwardian country cottage origins while creating the space and ease required for modern family living.

The accommodation is especially well balanced, with attractive reception rooms providing comfortable everyday living and more formal entertaining space, while the outstanding kitchen-dining-family room forms the natural heart of the home. Extending to approximately 28'5" x 13'5", this is a superbly proportioned room, designed for sociable living, family meals and relaxed gatherings, with excellent light and a natural connection to the garden.

A utility room and pantry add practical space, while above, the four bedrooms are notably comfortable and well-proportioned, making the house as suitable for full family occupation as it is for those seeking a refined rural retreat with generous guest accommodation.

Beautiful Gardens and Grounds

The house stands in almost half an acre of gently landscaped, fully maintained lawned gardens, beautifully kept and very much in keeping with the cottage's character and setting.

The agreed rent will include the services of a trusted gardener who will continue to manage the lawns, beds and hedging. The gardens are private and arranged predominantly to the south of the house, with broad sweeps of lawn and an expansive flagstone terrace that enjoys a sheltered position while making the most of the sunshine.

A particularly delightful feature is the garden lodge, complete with an internal barbecue fire pit – a wonderful space for entertaining even on the coldest days with seating for a minimum of eight, and we gather many more if you don't mind a bit of a squeeze. This is perfect for indoor-outdoor dining or simply a place to enjoy the tranquillity of the setting throughout the seasons.

The gardens will be maintained within the rent by the gardener, ensuring that the grounds continue to be presented to the same high standard.

There is also a large double garage towards the north of the property, providing excellent parking, storage and practical space.

The Setting

The position is clearly exceptional. Tucked away from the public areas of Noah's Ark Zoo Farm, the house enjoys a remarkable degree of privacy yet benefits from a unique outlook across the surrounding countryside and zoo pastureland.

The sense of seclusion is immediate, approached through the Giraffe Gates and along the private drive, yet the convenience of the position is equally impressive.

Nailsea town centre is less than three miles away, offering a good range of everyday amenities including Tesco and Waitrose supermarkets, independent shops, cafés, bars, bistros and restaurants.

Portishead, with its wider range of amenities, coastal walks and marina, is under four miles away. Clifton is approximately seven miles distant, Bristol city centre is about eight miles away, and Bristol Airport is around a 25-minute drive. Nailsea and Backwell mainline railway station provides direct services, including trains to London Paddington.

The property is also well placed for access to the M5, making it highly convenient for those needing swift regional and national communications.





Wraxall and the Surrounding Area

Wraxall is one of the most sought-after rural villages in the area, set within unspoiled North Somerset countryside yet within easy reach of Clifton, Bristol, Bath and Wells. The village is a place of real landscape character, with rolling open countryside, wooded slopes, historic estates and some of the loveliest walks in the region close at hand.

The house looks towards the grounds of The Downs Preparatory School, with its adjoining nursery, while Wraxall itself has a village primary school. Further good schooling is available in Nailsea and Backwell, together with many of Bristol's leading independent schools, several of which provide transport to and from the village.

Sporting and recreational facilities nearby are excellent, with a choice of sports centres, including a nearby David Lloyd Club, and several highly regarded golf courses, including Bristol & Clifton, Long Ashton and Clevedon; closer still is Tickenham. Sailing and world-class fishing are available at Chew Valley and Blagdon Lakes, while established equestrian centres and the Mendip Hills are also within easy reach.

Directions

Take the A369 from Bristol towards Clevedon. At the major set of traffic lights turn right onto the B3129 Beggar Bush Lane, following the brown tourist signs for Tyntesfield. At the end of the road, turn right onto the B3128.

Continue for approximately one mile beyond the entrance to the National Trust Tyntesfield Estate, then turn into Noah's Ark Zoo Farm through the Giraffe Gates.

The long gravelled private drive to the property will be found on the right after approximately 100 yards. If you are a what3words user, please enter `///exit.minus.middle`

When occupying the house, residents will have the security code for the gates, which are closed outside zoo opening hours.

Please note: There is a coach house apartment above the garage that is self-contained and has been let separately for several years to a single lady who has always been an excellent and unobtrusive neighbour. Our landlord clients would prefer to continue that arrangement, which is entirely unobtrusive, with the occupier of the apartment having no access to the gardens of the cottage.

Tenancy Information

The property will be unfurnished.

The lease is envisaged to be long-term, but shorter terms will be accepted.

EPC: D-56

Council Tax: C

Monthly Rent: £3,600pcm, including the gardener.

Holding deposit: £830.76

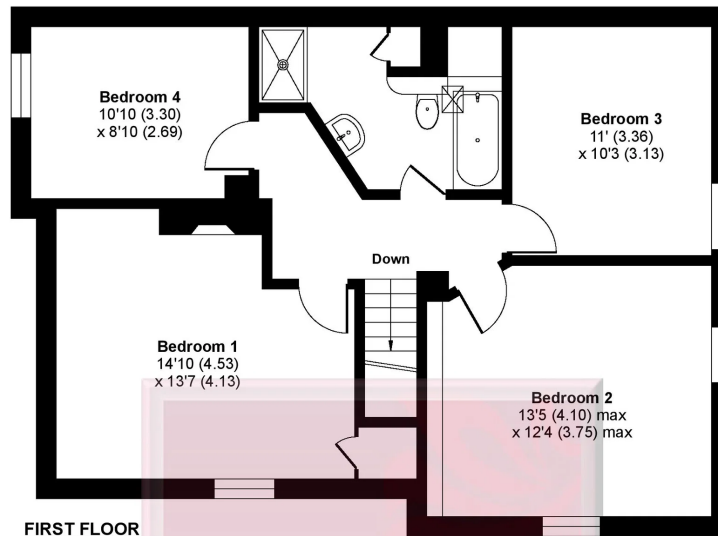
Security deposit: £4,153.00

Rent must be paid monthly in advance

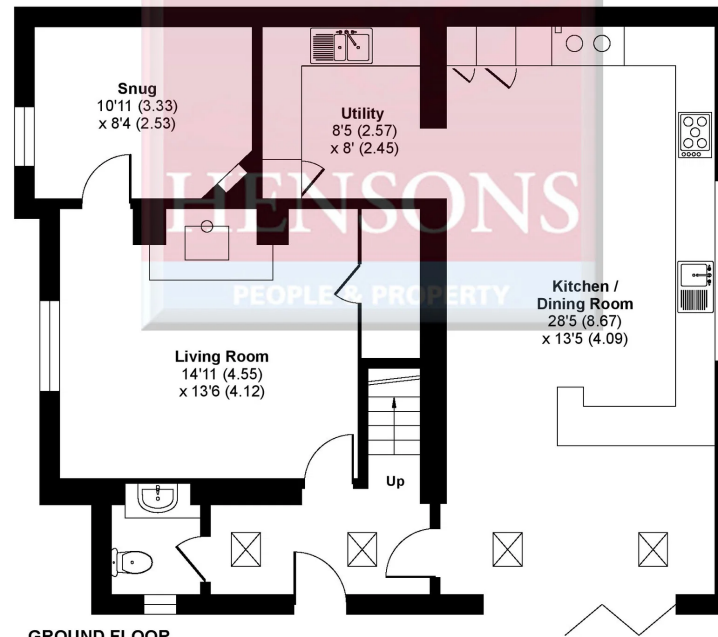








FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hensons Estate Agents LTD. REF: 1452010



HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW
 Telephone: 01275 810030
 Email: info@hbe.co.uk
www.hbe.co.uk

