



THE GROVE, HYATTS WOOD ROAD,
BRISTOL, BS48 3EF

GOODMAN
& LILLEY







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BRISTOL BS48 3EF

GUIDE PRICE

£3,000,000

An exceptional detached family residence offering over 4,400 sq. ft of accommodation and positioned in an awe inspiring private setting with over 4.8 acres of beautifully maintained grounds surrounding this highly impressive property.

Originally starting life as a substantial 1930's gentleman's residence, The Grove was so positioned to make the most of the exceptional views and sunsets towards the Bristol Channel to the West. In the interim years it has undergone a number of substantial extensions and more recently a complete refurbishment under the watchful eye of the current owners. The property has equestrian facilities that include stables, stable yard, horses menage and secure paddocks all fenced and gated.

It is rare to see a house with such privacy, as it enjoys a central position within its substantial grounds so is hidden from any neighbouring houses and nearby roads. The attention to detail and use of quality materials is evident throughout and externally the grounds are beautifully maintained; which is a real tribute to the house.

Location

The house offers complete privacy and sits centrally in its parkland like setting. It offers superb views of the Mendip Hills to the South and the coast and Welsh Hills in the background to the West. The town of Backwell is some 1.7 miles to the North West. Bristol Airport is near by and the M5 can be accessed at J20 (Clevedon) with links to the SW and London (via the M4) to the NW. North Somerset is praised for its excellent sporting facilities including golf at the Clifton and Bristol Golf Club at Failand, Clevedon and Long Ashton. Fishing and sailing at the lakes in Chew Valley and a number of walks and bridleways in the surrounding countryside. The local schooling is excellent in this area with Backwell School and The Downs School at Wraxall.

Ground Floor

Entrance Hall : A large and welcoming hallway is accessed via a hardwood door with heavy pewter door furniture and a keyless door lock entry system. Hardwood flooring and hardwood detailing around the walls to half height, recessed lighting and custom-made radiator covers. Sonos surround system throughout. Integrated fire and burglar alarm system remotely monitored, With full HD CCTV System with mobile phone access.

Sitting & Music Rooms: The main sitting room is a lovely double aspect room and offers stunning views over the grounds and decked also enjoying a westerly aspect, detailed cornice work, as do many rooms, and a substantial wood carved fireplace. this and the adjacent music room have an array of individual ceiling spot lights ideal for hanging art.

Dining Room: For more formal dining a well proportioned triple aspect dining room has a feature fireplace and views of the surrounding grounds.

Kitchen/Breakfast Room: a large kitchen/breakfast/family room with Mandarin Stone tile flooring with custom-made radiator covers, 3 full height Caple Wine fridges with 3 separate climate control zones. Built in tall fridge &

freezer, 2 x matching stainless steel ovens, a steam oven and microwave. New electric "5" oven Aga with grey ceramic splashbacks and walling. Custom made hardwood cabinet doors. Custom-made ceramic minimalistic Wave island top with white ceramic induction hob and breakfast bar area with space for 8 seater breakfast table with chairs/benches. Grey ceramic worktops and splashbacks with 2 full size sinks, 1 with Macerator and 2 Fisher and Pykel dish drawer dishwashers. Brushed Stainless steel hot and cold dispenser tap recessed multi switched LED lighting .

Utility room: Grey ceramic work top theme and matching floor tiles carries on into the snug area, with area for corner sofa with matching ceramic windowsills and book cabinet with recessed LED lighting, leading into the utility room. With 1 & 1/2 sinks with Macerator. Custom-made cupboard for housing 2 washing machines and 2 tumble dryers

Cloakroom: The grey ceramic theme carries on in via the windowsill and on the sink top base and in the cupboard under the base is still the plumbing for a shower cubicle.

Study: Designed and installed by Neville Johnson with hardwood doors with a built-in safe in the Tall cupboard the corner unit houses the CCTV system. With single point desk space.

Cinema/Games/Sitting Room: A spacious, versatile room that could be used for many purposes with views across the gardens.

First Floor

Master Bedroom: Designed and installed by Neville Johnson with range of hardwood bedroom furniture. Two full height sets of patio doors south facing with amazing views, lead out to newly designed balcony area with ecoscape composite decking throughout, with double thick minimalist seamless glass balustrade. Fully set up with Sonus system and flush speakers in the bedroom and bathroom. Separate electric underfloor heating system.

The spacious en suite was completed last year has an Laufen iL Bagnio toilet and gentlemen's urinal with a Lusso stone resin Bath with tall chrome multifunctional tap, marble tiles from Mandarin Stone on the floor and walls fully tiled floor to ceiling with underfloor heating. Twin Laufen iL Bagnio full size sinks with iL Bagnio sinks Taps, with granite worktops and splashbacks. Merlyn shower 10 glass screen housing a remote controlled multi functional, rain-dance shower with various settings and lighting options. Mirror glass Watervue TV flush fitted into wall for relaxing viewing whilst in the bath.

2nd Bedroom: Neville Johnson furniture again, completely refitted bathroom with Lusso stone resin bath with matching Sink with high stainless steel multifunctional bathtub matching Power showerhead, multi jets and tsps. Mandarin Stone tiled flooring underfloor heated with matching wall tiles.

3rd Bedroom: Neville Johnson designed furniture with doors leads into a "Jack & Jill" ensuite with Laufen iL Bagnio toilet And matching Sink with Tap. Mandarin Stone under floor heated. flooring and floor to ceiling Matching tiles.

4th & 5th Bedrooms: again Neville Johnston designed furniture.

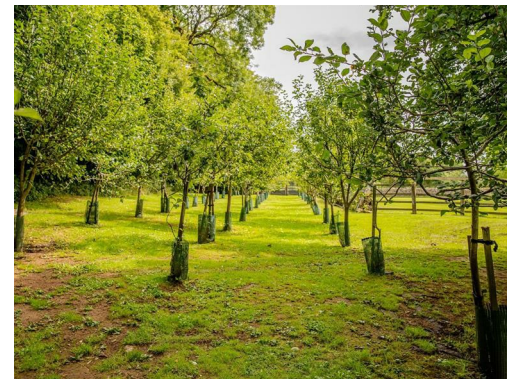
All bedrooms have solid plaster of Paris made and designed details. All baths have been underpinned by new RSJ metalwork for peace of mind, due to weight of the baths.

Main Bathroom: Brand-new redesigned main bathroom with Lusso matching Furniture consistent of stone resin bath toilet and sink and heated wall mirror with matching brushed stainless steel multifunctional tall bath tap & sink tap, small rain-dance shower head and brushed stainless steel shower control unit with Merlin series 10 shower glass.

Grounds & Outbuildings

Entered and exited via two double opening electric automated gates. The new driveway continues, presenting the house at the head of the drive and leads in turn to the discretely positioned carports. The house sits beautifully in the centre of its 4.83 acres and enjoys complete privacy from all angles. Recently renovated with a new polymer/silicon K rend, with all aspects of the house having some Ecoscape composite cladding to the façade. Renovated Architect designed decking area of over 350 m², again using top of the range Ecoscape composite decking on top of a concrete slab and block footing. Expensive Sunken aluminium fire pit with Eco gel fuel system with 48 double glazed panel Balustrade. New 4 meter + long sun awning with heaters & light system, remote controlled with wind & weather dependency. New aluminium LED wall lights around the entire property. Newly renovated Garden Machinery shed with remote controlled matching retractable opening doors, that house the lawn mowers and RTV and large garden equipment which has been encased in matching Ecoscape composite material. There are five stables with yard, one used as a gym. A newly fenced horses menage is located behind the stables for those needing to cater for equestrian uses. There are two double bonded fuel tanks one for diesel for the Garden Mowers which is 1000L and an oil tank of 10,000L for the house heating oil.

The entire property is surrounded by thousands of laurel bushes apart to the east of the property which has a Composite Ecoscape fence matching the style of the house. In the south area garden, there is a hidden/secret septic tank



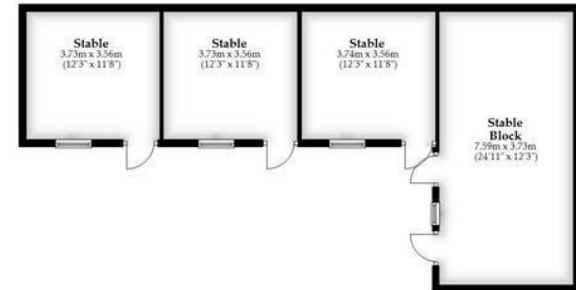
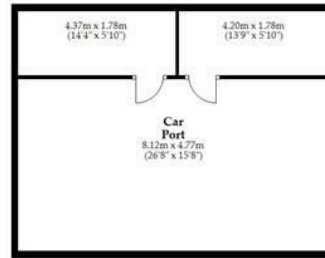
- Exceptional Detached Family Residence
- 4,400 ft Of Accommodation Over Two Floors
- Stables, Stable Yard, Horse Menage, Secure Gated Paddocks.
- Immaculately Presented With Finishings To Exacting Standards
- 4.8 Acres Of Immaculately Maintained Parkland Style Grounds In Private Setting
- Viewing Essential To Appreciate What Is On Offer. Book Your Viewing Now.
- Five Large Bedrooms (Three En-Suite)
- Various Reception Rooms Including Vast High Quality Kitchen/Breakfast Room & Impressive Cinema Room





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Ground Floor
Approx. 215.7 sq. metres (2321.9 sq. feet)



First Floor
Approx. 303.9 sq. metres (3467.9 sq. feet)



Total area: approx. 536.0 sq. metres (5769.8 sq. feet)

*Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plans produced using Planity.

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