



0117 973 6565

www.hollismorgan.co.uk

post@hollismorgan.co.uk

hollis
morgan

auCTION



Rockdunder Lodge Long Lane, Wroughton, Bristol, BS40 5SB

Auction Guide Price £815,000 +++

Hollis Morgan APRIL AUCTION LOT NUMBER 20 - A DETACHED 1970's Family Home (4000 Sq Ft) set in 7 ACRES of Mature Garden with STUNNING VIEWS over the Valley - Now requires updating but scope for a truly spectacular home.

Rockdunder Lodge Long Lane, Wrington, Bristol, BS40 5SB

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 20

Wednesday 20th April 2016

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by mutual consent.

THE PROPERTY

Rockdunder Lodge (3977 Sq Ft) was constructed in the 1970's was the 'grand design' of its day with outstanding views over the Valley. Incorporating the original stable block into its stunning split level design with no expense spared in its construction, including large windows to take advantage of the views, vaulted lofty mono pitched ceilings, Agba African hardwood joinery throughout and polished quartzite floors. Set in a rural position yet within easy distances of local amenities and Bristol with approximately 7 acres of mature garden including a 2.5 acre coppice with triple garage, stable block and detached annexe.

LOCATION

The sought after village of Wrington is a short drive away and includes good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Indeed not only is it picturesque with a lengthy and interesting history, but it benefits from facilities usually reserved for a larger town. The essential ingredients of a good village are known in the property business as the seven P's - pub, primary school, post office, parson, public transport, phone box and petrol station. There is also a pharmacy, satellite doctor's surgery and dentist - Wrington has it all! Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which benefits from a modern sports complex, and transport for local children provided daily. There are also further schools both state and private at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Wrington is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an

international airport at Lulsgate and access to a mainline railway station at Yatton.

THE OPPORTUNITY

The property has been empty for approximately 18 months and would now benefit from basic updating throughout.

There is scope for a much larger renovation project with ceiling prices for houses of this nature approaching £1.5m.

Alternatively more adventurous buyers may wish to demolish the existing building and erect a modern version to take advantage of the spectacular position.

All subject to gaining the necessary consents.

RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property once renovated – calum@hollismorgan.co.uk

Calum Says; " Wrington is an extremely popular village on the edge of Bristol and given the commanding position of this property it justifies a special renovation and i would suggest a ceiling price of circa £1.5m leaving plenty of budget for you dream home."

ACCOMMODATION

RECEPTION PORCH

2.79m (9'2") x 2.36m (7'9")

Stone floor with mat well, feature natural stone and panelled ceiling. Large door partly glazed and with side screen to:

RECEPTION HALL

3.10m (10'2") x 2.24m (7'4")

Tiled floor, panelled ceiling, mat well, radiator. Wide opening to:

INNER HALL

8.03m (26'4") x 1.70m (5'7") narrowing to 0.91m (3'0")

Measurements include staircase down to garden room and lower ground floor. Feature high level vaulted ceiling, two radiators, steps up to upper bedroom wing High level access doors to two loft spaces, one boarded and the other part boarded. The inner hall opens directly to:

GARDEN ROOM

4.22m (13'10") x 3.02m (9'11")

A stunning room, just like an observatory, taking in the sweep of the grounds, the valley and the Mendips beyond. Dual aspect windows include sliding doors to the garden. Floor tiled in polished quartzite, radiator, three wall light points, feature vaulted ceiling.

CLOAKROOM

3.15m (10'4") x 1.45m (4'9") Fitted with a coats storage

Rockdunder Lodge Long Lane, Wrington, Bristol, BS40 5SB

area with shelf over, wash hand basin inset into vanity unit with mirror over and wall light point, radiator, high level windows, porcelanosa tiled floor, tiled splashbacks and matching floor. Door to:

WC

1.50m (4'11") x 0.71m (2'4")

White low level WC, extractor fan, tiled floor, high level windows.

SHOWER ROOM

1.47m (4'10") x 0.71m (2'4")

White shower cubicle with tiled walls and 'Leonard' shower over, tiled floor, high level window.

LOUNGE

7.90m (25'11") x 4.39m (14'5")

Again a superb room with a matching vaulted ceiling and with concealed lighting, full height natural stone fireplace incorporating 'Jetmaster' open fireplace and display recess, dual aspect windows with lovely views, four radiators, built in display shelving, TV point.

DINING ROOM

4.85m (15'11") x 3.96m (13'0")

Two windows overlooking garden, two wall light points, two radiators.

KITCHEN / BREAKFAST ROOM

5.87m (19'3") x 3.56m (11'8")

Very well fitted with a range of cream base and matching wall units with brushed chrome handles and Corian worktops and upstands with pelmet lighting over. Features include deep blue oil fired four oven 'Aga' cooker with "snugburner". 'Bosch' ceramic hob, built in 'Bosch' microwave integrated fridge and dishwasher, display shelving, pan drawers and further drawers, tiled floor. Door to:

LARDER

3.10m (10'2") x 1.12m (3'8")

FAMILY ROOM

4.85m (15'11") x 3.61m (11'10")

Range of built in display and storage units to one wall, including shelving and cupboards. Door to garden, two wall light points, TV point, radiator.

Door from kitchen/breakfast room to:

REAR WING

Landing with steps down to:

WINE CELLAR

4.22m (13'10") x 2.39m (7'10")

A very useful area with light and power and wine racks and space for a freezer.

Stairs up from landing to:

UTILITY / BOILER ROOM

4.22m (13'10") x 4.22m (13'10") narrowing to 3.40m (11'2")

Built in double shelved linen cupboard "Horal" oil fired combi boiler, single drainer stainless steel sink unit and base, plumbing for washing machine, space for tumble drier, triple aspect windows, stable door to garden, tiled floor and part tiled walls. Access to loft space. Door to:

HALL

2.54m (8'4") x 2.16m (7'1")

Tiled floor. Door to:

BEDROOM FOUR

4.22m (13'10") x 4.22m (13'10")

Dual aspect window, access to loft space. Door to:

EN SUITE BATHROOM

2.64m (8'8") x 2.13m (7'0") nar to 1.88m (6'2")

Fitted with white and chrome suite of panelled bath with mixer shower over and screen door to side, pedestal wash hand basin, low level WC, tiled walls, radiator, window, access to loft space.

This wing could be completely self contained as there is ample space to create a separate kitchen in the utility area and it has its own access to the outside.

Five steps up from the inner hall to upper bedroom wing comprising:

LANDING

5.74m (18'10") nar to 5.44m (17'10") x 0.94m (3'1")

Doors to:

BEDROOM 1

5.28m (17'4") x 4.22m (13'10")

Fitted with a range of fitted furniture comprising drawers and cupboards, dual aspect windows with slate cills and lovely views, radiator. Door to:

EN SUITE DRESSING ROOM

3.20m (10'6") x 2.21m (7'3")

Measurements include a range of built in furniture, comprising wardrobes and drawers, radiator, window to side.

EN SUITE

4.67m (15'4") x 2.90m (9'6")

Rockdunder Lodge Long Lane, Wrington, Bristol, BS40 5SB

Currently arranged as a shower room and dressing room. Measurements include a range of built in furniture comprising two double wardrobes. Tiled shower cubicle with mains fed shower over, tiled top vanity unit incorporating 'his & hers' wash basins with mirror over and storage under. High level window, radiator and heated towel rail.

BEDROOM 2

5.13m (16'10") x 3.56m (11'8") Very well fitted with a range of fitted bedroom furniture by 'Strachan' including two double built in wardrobes, dressing table and stool, chests of drawers and cupboard, two windows with slate cills and glorious views.

FAMILY BATHROOM

2.95m (9'8") x 1.93m (6'4") Fitted with white and chrome suite of panelled bath with handheld mixer shower over and screen door to side, pedestal wash hand basin, low level WC, mirror, shaver point, radiator, heated towel rail, high level window, extractor.

Further steps down from the garden room to: Door to:

Lower bedroom wing comprises:

DRESSING ROOM

4.62m (15'2") x 2.06m (6'9") Range of fitted and built in furniture by 'Strachan' includes dressing table and chests of drawers, built in double wardrobe, built in single cupboard, radiator, two wall light points.

BEDROOM 3

5.18m (17'0") x 4.47m (14'8") Well fitted with a range of fitted furniture by 'Strachan' comprising two double and one single built in wardrobe, further built in wardrobe with mirrored door, two chests of drawers, two wall light points, two radiators, dual aspect windows.

BATHROOM

3.40m (11'2") x 2.31m (7'7") Fitted with cream suite of panelled bath, low level WC and wash hand basin inset into vanity unit with storage under and mirror and lighting over, shaver point, radiator, 2nd wall light point.

ANNEXE

LOBBY

1.68m (5'6") x 1.07m (3'6")
Plumbing for washing machine, tiled floor.

SHOWER ROOM

2.92m (9'7") x 1.68m (5'6")

Fitted with white and chrome suite of low level WC, pedestal wash hand basin, tiled shower cubicle with 'Triton' shower over, tiled walls and flooring, radiator, wall mounted heater.

KITCHEN / BREAKFAST ROOM

4.57m (15'0") x 2.67m (8'9")
Fitted with a range of timber and laminate base and matching wall units with rolled edge worktops and tiled splashbacks. Features include 1.5 bowl inset sink with mixer tap over, built-in eye level double oven, ceramic hob with extractor hood over, shelved airing cupboard housing lagged hot water cylinder, tiled floor, radiator, access to loft space, dual aspect windows, part glazed door to lobby.

LOUNGE

6.48m (21'3") x 3.00m (9'10")
A light and airy southerly living room with triple aspect windows, two radiators, full height stone fireplace and hearth, five wall light points, TV point. Door to:

FRONT RECEPTION HALL

1.40m (4'7") x 1.02m (3'4")
Part glazed door to outside, coat hooks. Door to:

BEDROOM

4.50m (14'9") x 3.61m (11'10")
Dual aspect windows, three wall light points, radiator, shelves, measurements include recess housing range of sliding door wardrobes.

OUTSIDE

Rockdunder Lodge is set in beautifully maintained grounds of 6.974 acres all of which command extensive southerly views across the Wrington Vale to the Mendips beyond and up to north at the rear to Wrington Woods and Wrington Hill. A wide pair of wrought iron gates with a pull-in from the lane lead to an extensive tarmac driveway giving parking and turning space for numerous vehicles and leading to a:

DETACHED TRIPLE GARAGE

8.48m (27'10") x 4.80m (15'9") Three electrically operated roller doors, light and power.

WORKSHOP

1.68m (5'6") x 1.07m (3'6")

VEGETABLE GARDEN

Asparagus bed, soft fruit and greenhouse.

STABLE BLOCK

Three loose boxes with power and fenced yard.

COPSE
Mature woodland (2.46 Acres)

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you

have any further questions regarding the process please don't hesitate to contact Auction HQ.

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk