



NAISHCOMBE HOUSE
Wick

Carter Jonas

NAISHCOMBE HOUSE, ROCK ROAD, WICK, GLOUCESTERSHIRE, BS30 5TW

A BEAUTIFULLY RESTORED COUNTRY HOUSE IN A SECLUDED POSITION ON THE EDGE OF A NATURE RESERVE BETWEEN BATH AND BRISTOL. IN ALL APPROX. 10,515 SQ FT. AROUND 1.5 ACRES OF GARDENS AND GROUNDS.

- Bath City Centre 7 miles
- Bristol City Centre 8 miles
- M5 (J18) 8 miles
- London Paddington from 76 minutes from Bath Spa Station

Reception hall • Drawing room • Dining room • Library • Study • Games room • Gym/Studios • Music room • Sunroom • Theatre room • Utility rooms • Storerooms • Cellar

Principal bedroom suite with balcony and en suite bath/shower room • Five further double bedrooms • Two bathrooms.

Integral annexe: Reception hall • Sitting room • Two bedrooms • Office • Kitchen • Bathroom

Private gated driveway with large parking area to front and side of the property • Large garage and storage block with solar panels

Large landscaped gardens leading down to woodland below • In all about 1.5 acres





DESCRIPTION

A handsome detached Edwardian country residence, built of local stone elevations under a pitched clay tile roof. The front façade boasts a tower to one side, creating a balcony to the first-floor principal bedroom and a veranda in the drawing room beneath.

The present owners have restored it to its former glory as a wonderful home, with modern fittings blended with a wealth of retained period features.

The accommodation of the main house extends to around 8,500 sq ft, principally on two floors, opening into a more modern extension to the rear allowing for versatile living, with an annexe/flat with separate access to the side and rear.

A long tree lined driveway leads from the drive through large private gates to a sweeping driveway to the front of the house where there is a large parking area. A separate drive leads to the rear of the house where there is a large, detached outbuilding forming five units, used and garaging, storage and plant for the solar panels on the roof. The outbuildings form a further approx. 2,000 sq ft.

The property faces due South, sitting above the Golden Valley Nature Reserve with views across mature trees to the distance.

SITUATION

The property sits in an idyllic setting at the end of a long drive and above a nature reserve, and The River Boyd. It sits to the north of the village of Wick. It offers easy commuting routes and transport links to both. The village boasts many local amenities including a popular Primary School and preschool, local shop and café, a couple of pubs and family favourite Golden Valley Nature Reserve. The M4 J18 is c.5 miles away providing great commuting links to London and the M5, or alternatively mainline train stations are within easy reach in Bath, Bristol and Chippenham.

The site is part of the larger 'Wick Rocks and River Boyd' Site of Nature Conservation Interest and remains a site of significant biodiversity and geological interest.





ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is not listed

Services: Mains water and electricity. New Private drainage. Recently installed 16kw solar farm with 16kw battery storage providing a significant contribution to the running costs of the property. Oil fired central heating assists the rear wing.

Local Authority: South Gloucestershire

Council Tax: Band H

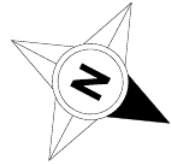
EPC: Band C

General Notes: The property has had a new 250-meter water mains installed and a new sewage treatment plant. There are 50 internet lines should it be needed. The property has been totally re-wired and re-plumbed throughout.

Viewings: Strictly by appointment with Carter Jonas



Naishcombe House, Rock Road, Wick, Bristol, BS30



Approximate Area = 8520 sq ft / 791.5 sq m (excludes void)

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Garage = 1914 sq ft / 177.8 sq m

Total = 10515 sq ft / 976.8 sq m

For identification only - Not to scale





Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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