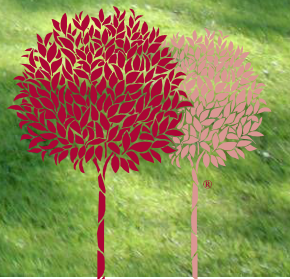




Cedar Lodge  
Station Road, Nailsea, BS48 4PE

debbie fortune





# Cedar Lodge 22a Station Road Nailsea BS48 4PE

A distinctive four-bedroom detached residence with a two bedroom annexe, double garage and beautifully landscaped grounds set in a highly secluded location at the end of its long gated private driveway.

- Amazingly versatile four-bedroom detached family home
- Two thirds of an acre
- Wonderful reception space
- Games room
- Outstanding position
- Far reaching views
- Annexe accommodation
- Close to schools and amenities
- EPC rating TBA

## Price Guide Range: £980,000 - £1,100,000

### SITUATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

### DIRECTIONS

From our office in Backwell, proceed in the direction of Nailsea on Station Road. Pass under the railway bridge and continue up the hill. Once you have passed the turning on your right into Trendlewood Road, the entrance to the driveway will be found on the right hand side of Station Road approximately 150 yards further on. Press the buzzer on the keypad and we will meet you at the end of the drive in the parking area.

**We have noticed ...** this is an outstanding home. Although very impressive on first sight, you will find it is even better when you take the tour. The driveway sets the tone, as you slowly make your way to the end, it shields the property until the big reveal! From here on in you will find fabulous grounds surrounding a fantastic home that is a credit to our vendors.



### PROPERTY DETAILS

#### ENTRANCE HALL

A superb, welcoming hall that gives access to some of the many areas of the downstairs accommodation, and the stairwell to the first floor.

#### DOWNSTAIRS WC

A well finished suite comprising WC and pedestal wash basin.

#### KITCHEN/BREAKFAST ROOM 18' 08" x 12' 01" (5.69m x 3.68m)

Beautifully finished with an extensive range of wall and base units and solid granite work surfaces over. Four windows to the front elevation allow plenty of natural light through, as does the set of patio doors to the side elevation.

#### UTILITY ROOM 7' 01" x 5' 11" (2.16m x 1.8m)

Similarly fitted with high spec storage and granite work surfaces.

#### DINING ROOM 18' 09" x 10' 10" (5.72m x 3.3m) max

A room suitable to entertain many! Sliding patio doors and a tilt and turn side window that overlook the rear garden.

#### LIVING ROOM 19' 08" x 14' 10" (5.99m x 4.52m)

A fantastic living room with large windows overlooking the rear garden and sliding patio door to side. Notable features include the log burner and the sliding doors to the games room.

#### GAMES ROOM 23' 07" x 18' (7.19m x 5.49m)

An addition in 2001 that is a great option to entertain in, or for the kids to spread their toys out and enjoy! Triple aspect windows and patio doors offer plenty of light and access to the garden. Door to annexe.



#### FIRST FLOOR LANDING

A bright galleried landing with Velux windows, airing cupboard, further cupboard housing the hot water cylinder and access to:

#### MASTER BEDROOM 19' 03" x 12' 11" (5.87m x 3.94m)

A tranquil master suite with window to side, and a door to the en-suite.

#### EN-SUITE

A well finished suite with Velux window, pedestal wash basin, WC and P-shaped bath with shower over and curved shower screen.

#### DRESSING ROOM

A lovely addition off of the main bedroom with a range of built in bedroom furniture and two Velux windows allowing plenty of light through.

#### BEDROOM 24' 03" x 10' 05" (7.39m x 3.18m)

A substantial room with lovely views from the Velux windows and the rear window overlooking the garden.





**SHOWER ROOM 9' x 7' 02" (2.74m x 2.18m)**

Accessible from just outside the previously described bedroom. Large Velux window, double corner shower, WC and wash basin.

**BEDROOM 20' x 11' 10" (6.1m x 3.61m)**

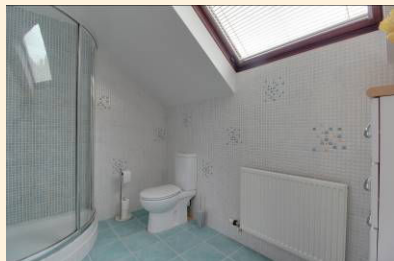
Another exceptional room with far reaching views from two Velux windows. Built in wardrobes and TV point.

**BATHROOM 8' 08" x 5' 04" (2.64m x 1.63m)**

Accessible from just outside the previously described bedroom, is a three-piece suite comprising corner bath, WC, pedestal wash basin. Velux window.

**BEDROOM 13' x 9' 05" (3.96m x 2.87m)**

A good double bedroom with far reaching views, currently used as a study.



Floor plan tba

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### THE ANNEXE

A very spacious two-bedroom annexe with private access from the driveway, separated from the main residence and perfect for a dependant relative or for rental purposes/AirBnB.

### ENTRANCE HALL

Double doors from the main entrance hall allow access to the annexe hallway, that in turn offers access to:

### LOUNGE 18' 09" x 16' 04" (5.72m x 4.98m)

A large range of dual aspect windows to either side allow plenty of light into this comfortable living room. Double doors to the hallway and a door to:

### KITCHEN/DINING ROOM 19' 02" x 17' 11" (5.84m x 5.46m)

A fabulous room again with triple aspect windows and doors overlooking the front garden. An extensive range of built in wall and base units that contain integrated appliances make up the kitchen area, which leaves ample space to dine in great comfort.

### BEDROOM 14' 06" x 12' 01" (4.42m x 3.68m)

Another great bedroom with a window to side and into the games room. A large range of built in furniture with access to:

### EN-SUITE 11' 07" x 8' 06" (3.53m x 2.59m)

A spacious en-suite with separate double shower, separate bath, pedestal wash basin, WC.

### BEDROOM/STUDY 10' 10" x 9' 01" (3.3m x 2.77m) into recess

Built in storage, access to the games room.

### DOUBLE GARAGE 19' 11" x 18' (6.07m x 5.49m)

Built in 2001, with an electric door to front, power and light, door to:

### WORKSHOP 18' x 4' 11" (5.49m x 1.5m)

Power, light and a door to the side.

### GARDENS

The grounds attached to this property are tremendous, and very memorable. The property stands in the middle of approximately two thirds of an acre of landscaped gardens that have many notable features. Your first impression will be a highlight, as you enter through the electric gates and drive down the long approach into the parking area. The garage will then be found to the right with a pleasant area of garden and access out to the park through a secure gate with keypad access. To the left, you will see the main residence and annexe, with an attractive front garden and access to both sides of the property.

On the left-hand elevation is a tiered stone paved patio area, that leads to the rear where the garden opens out on to a glorious lawn with a stunning tree acting as its focal point. There are further seating areas and landscaped borders, with outside lighting throughout the grounds in this stunning, secluded location.





