

# THE HORSE RACE

LOWER FAILAND • BRISTOL



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# THE HORSE RACE

## LOWER FAILAND • BRISTOL

*Discreetly tucked away in one of the most popular areas;  
a short distance from Clifton Village, enjoying spectacular views  
over the Bristol Channel towards the Welsh Hills*

Entrance hall • Drawing room • Family room • Orangery / dining room • Kitchen / breakfast room  
Home office • Utility room • 2 cloakrooms • Boot room • Second utility room • Pantry

Master bedroom with en-suite bathroom and dressing area

Bedroom 2 with en-suite shower room and dressing room

2 further first floor bedrooms with en-suite facilities

Bedroom 5 with an en-suite, balcony and dressing room • Eaves storage

Large open and level gardens and terraces • Distant views

Stable yard with 10 stables, store and 109 ft outbuilding / store

2 further stables / field shelters • Pasture • Woodland

**In all about 3.4 hectares (8.38 acres)**



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Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation and Amenities

Lower Failand is a very peaceful rural village with nearby St. Bartholomew's Parish Church. Local facilities include a post office / general store, public house, village hall and cricket pitch.



Bristol provides a good selection of schools including Clifton College, Clifton High School, QEH, Bristol Grammar School and Badminton School for Girls. Other schools in the surrounding area include The Downs School at Wraxall.



Clifton Village is within 4 miles, across the famous Suspension Bridge with its boutique shops, banks, restaurants, post office, public houses and art galleries. The city centre is located approximately 7 miles away and provides extensive shopping facilities including Cabot Circus Shopping Centre. Cribbs Causeway is 8.5 miles away.



Access to the motorway is via Junction 19 of the M5 (2.5 miles).



Bristol Temple Meads (7 miles) provides a fast train service to London Paddington from 90 minutes.



Bristol Airport is 8 miles to the south.



Ashton Court is 3 miles away and provides communal parkland of approximately 800 acres. It is also an excellent area for walking, mountain biking and jogging, along with the woods at Leigh Woods itself.



Bristol & Clifton and Long Ashton Golf Clubs are within 2.5 miles.

(All distances and times approximate)







## The Horse Race

The Horse Race is a substantial detached home with part rendered and part timber-clad elevations. The property was overhauled and remodelled in 2009 to form a wonderful family home, taking full advantage of its open gardens and spectacular view across the Bristol Channel towards the Welsh Hills and the surrounding countryside.

The spacious entrance hall forms the core of the house and gives access to the family room and the large kitchen / breakfast room. The kitchen / breakfast room leads into the drawing room and orangery / dining room. This whole area has a superb sense of space and enjoys fantastic views.

Further accommodation on the ground floor includes a cloakroom, utility room, pantry, boot room with second utility area, boiler room, a second cloakroom and home office.





















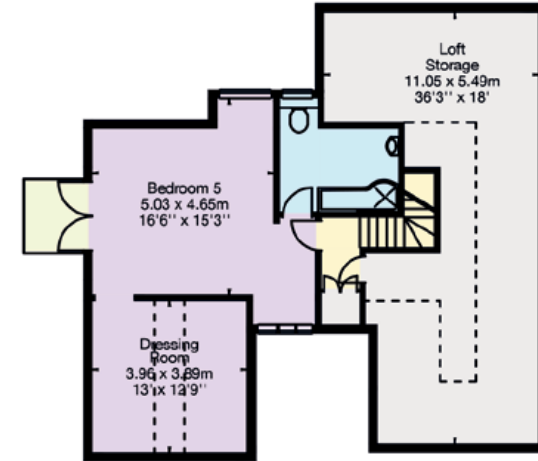




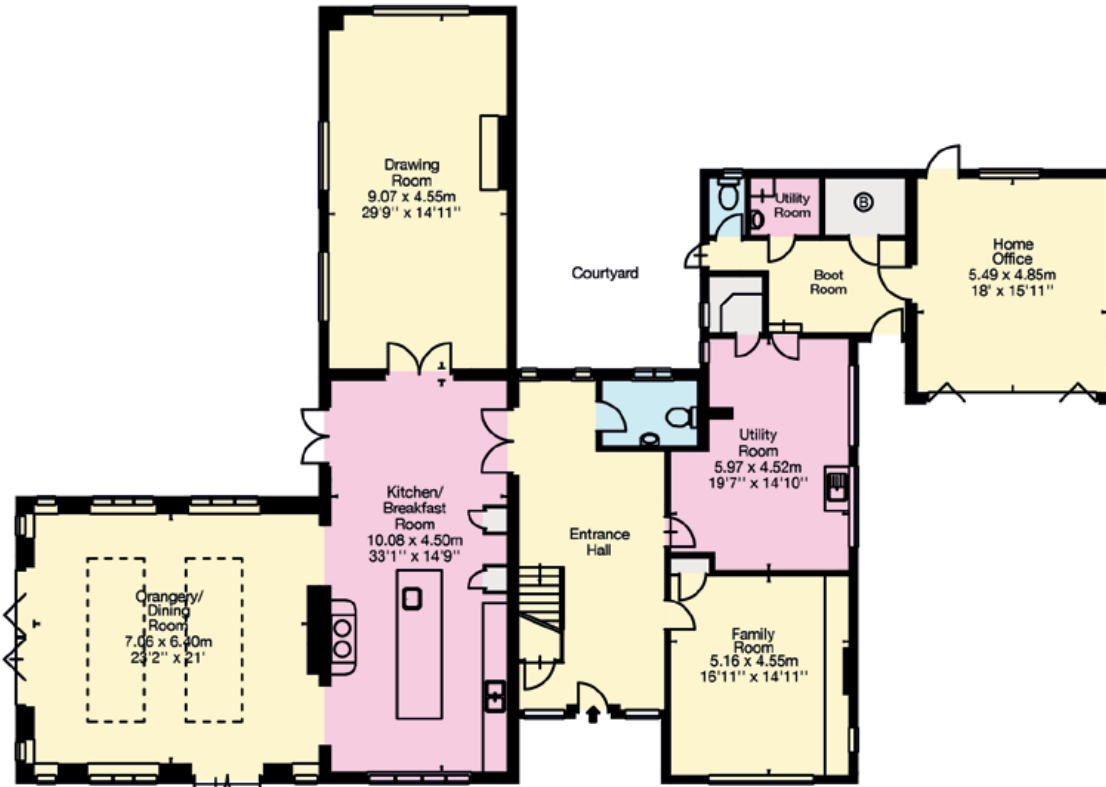
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**

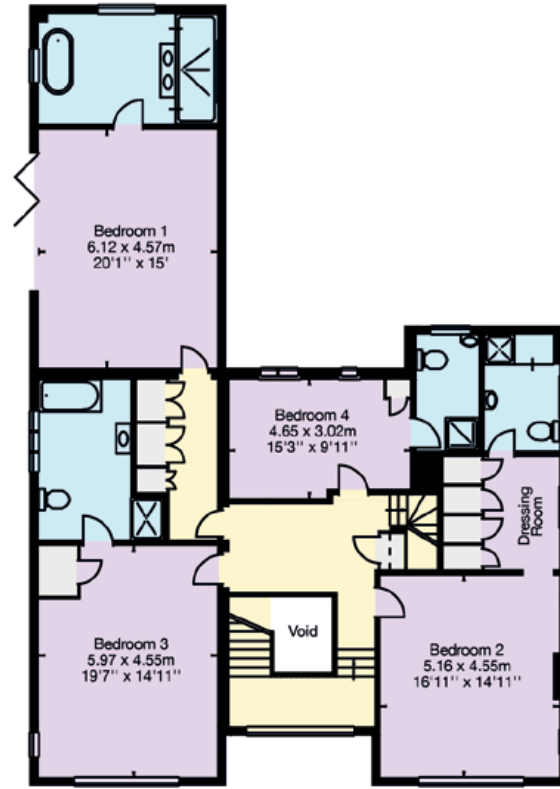
Main House  
(No less than)  
546 sq.m (5,879 sq.ft)



Second Floor



Ground Floor



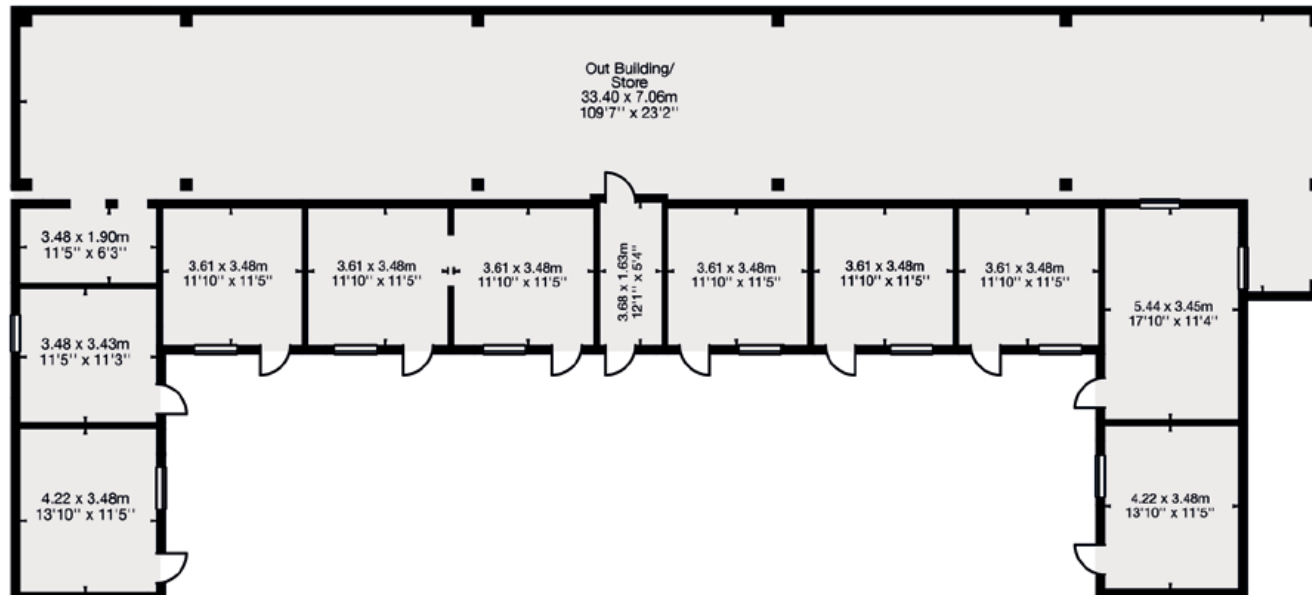
First Floor





**Approximate Gross Internal Floor Area**

Stable Block  
 (No less than)  
 323 sq.m (3,473 sq.ft)







## Gardens and Grounds

A pair of electric gates gives access to a private drive flanked by level gardens intersected by Scotch pine trees. The drive continues to the side of the house with a large paved turning circle to the front of the property. The lawns surround the house and can be viewed from all rooms. The gardens are enclosed by mature trees and borders, one of which incorporates a Monkey Puzzle Tree. Areas of terrace surround the orangery / dining area and the kitchen / breakfast room, providing seating areas with the gardens beyond.

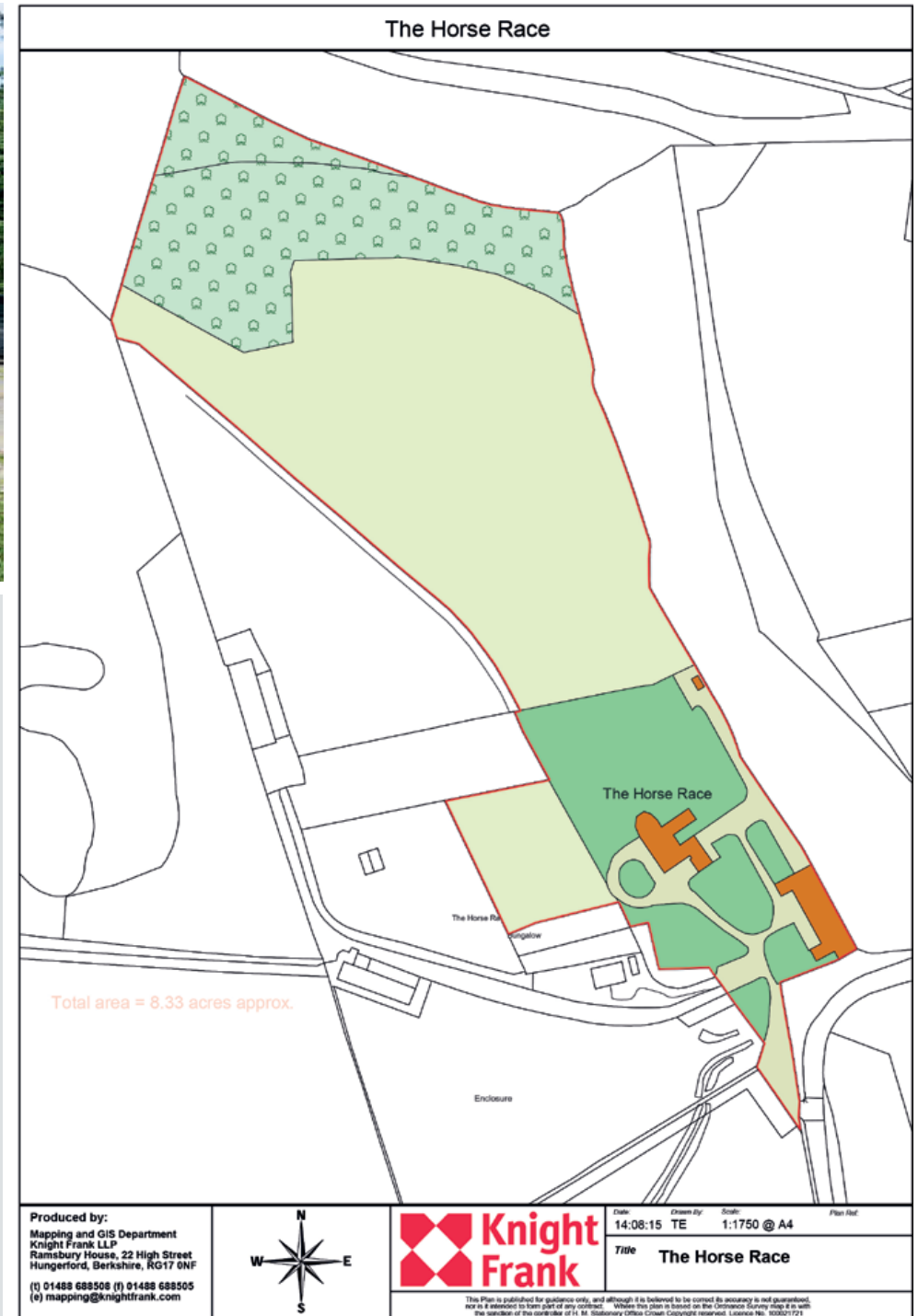
A large area of hard standing would be an ideal location to construct a garage or car port (subject to planning consent).

A spur from the main drive leads down to the outbuilding with ten stables. A

central walkway through the stables leads to a large outbuilding / store to the rear, measuring 109 ft in length. This building has the ability to be converted into ancillary accommodation under a Certificate of Lawfulness. A track gives access to the field and two timber field shelters or stores. Block footings of a former building could be reinstated and there is scope for a productive kitchen / garden / orchard.

The field is separated from the main gardens by a post and rail fence and has been left to attract wildlife, with a cut pathway leading down to an area of woodland on the northern boundary of the property.

**The property extends to about 3.4 hectares (8.38 acres) in total.**







Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."

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**Services**

Mains water, electricity, private drainage shared with the neighbour, oil-fired central heating.

**Tenure**

For sale leasehold with the remainder of a 499 year lease from 26 September 1936. Discussions have been had with the freeholder and the freehold is able to be purchased. Please contact the agent for further information.

**Rights of Way**

The property owns the drive and there is a right of access across the first part in favour of Horse Race Bungalow.

**Fixtures and fittings**

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

**Local Authority**

North Somerset Council: 01934 888 888

**Directions (BS8 3TY)**

From the Clifton Suspension Bridge proceed away from Clifton on Bridge Road (B3129), and turn right onto the A369 at the traffic lights. Continue to the next set of traffic lights, turning left into Beggar Bush Lane (B3129) and continue for approximately 2 miles. At the next set of traffic lights turn right onto the B3128. Pass The Failand Inn on your left and take the next right into Horse Race Lane. The Horse Race can be found shortly after on the left hand side.

**Viewing**

Strictly by appointment only with sole agents Knight Frank LLP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			47
(21-38) F		20	
(1-20) G			
Not energy efficient - higher running costs			







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