



50 FLAX BOURTON ROAD,
FAILAND, BS8 3UN

GOODMAN
& LILLEY







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FAILAND BS8 3UN

ASKING PRICE
£1,050,000

An outstanding and well-presented detached family house (2,721 sq ft) with open rural views, wonderful gardens, double garage and ample driveway parking located in a semi-rural setting a short drive from Bristol / Clifton Village, and their many amenities.

A fabulous home that simply must be viewed to appreciate what is on offer.

Location

The village of Failand lies approx. 3.5 miles from Brunel's famous Suspension Bridge which in turn provides direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a coffee shop/general store, public house, village hall, cricket pitch and church. Long Ashton Village (approx. 2 miles travelling distance) offers a further variety of shops, doctors and dental surgeries and other recreational facilities. Within 1.5 miles there are two notable golf courses and David Lloyd Sports & Leisure Club, and the nearby Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The ground floor accommodation is thoughtfully arranged around a spacious and welcoming reception hall. A key highlight is the exceptionally light and airy sitting room, featuring a wood-burning stove, underfloor heating, and a seamless connection to the outdoors via bi-folding doors on one side and French doors on the other, both opening onto the beautifully landscaped garden.

The heart of the home is the impressive 28 ft modern kitchen/breakfast/living room, which enjoys stunning rural views to the front and garden views to the rear, creating a perfect space for both

everyday living and entertaining.

Additional rooms leading off the reception hall include a versatile music/dining room, a study or potential fourth double bedroom, a contemporary wet room, and a generously sized utility room.

First Floor

On the first floor, a generous and light-filled landing provides access to three spacious and well-proportioned double bedrooms. The master suite is a standout feature, offering a view over the rear garden and benefiting from an en suite shower room. The remaining two double bedrooms enjoy charming front-facing views across open countryside and are served by a stylish family bathroom, complete with a modern four-piece suite including a separate shower enclosure.

Outside

Gardens

The property is entered through hardwood 6-bar gates to a large parking area to the front of the double garage and house, with an area of lawn to the right hand side.

To the rear of the property is a paved level terrace, ideal for entertaining, spanning the width of the house. Beyond the terrace is an expanse of lawn interspersed with borders and mature trees.



- Imposing Detached Home
- Gated Driveway & Double Garage
- Superbly Appointed
- Four Bedrooms / Three Bathrooms
- Open Views over Tyntesfield land
- Popular North Somerset Village Close to Bristol





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Ground Floor



First Floor



Total area: approx. 253.0 sq. metres (2723.1 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.
Plan produced using PlanUp.

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