



Felwood House , 1 Stanshalls Lane, Felton, Bristol, BS40 9UQ

Felwood House , 1 Stanshalls Lane, Felton, Bristol, BS40 9UQ

- Detached Period Residence
- Stunning Gardens
- Three Reception Rooms
- Kitchen Leading To Conservatory
- Five Bedrooms
- Family Bathroom
- Outbuilding
- Carport & Parking
- Central Village Location
- No Forward Chain



WELCOME TO FELWOOD HOUSE

A stunning five-bedroom residence boasting a wealth of period features and immaculate presentation. From the moment you step inside, you'll be captivated by the charm and elegance that radiates throughout this light and airy abode. Set amidst impressive gardens, this spacious property offers flexible living for families seeking a dream home. The welcoming reception hall flows front to back with the reception rooms leading from it. There is a beautifully appointed kitchen, a delightful conservatory leading to a separate laundry/utility room and downstairs loo, a welcoming dining room, a cosy living room, and a third reception room, all of which enjoy picturesque views of the sensational rear garden. Whether it's entertaining guests or simply unwinding with loved ones, this home accommodates every aspect of family living.

Venture upstairs to discover good-sized bedrooms, three of which boast built-in wardrobes, providing ample storage space for all your belongings. Bedrooms share a well-appointed family bathroom.

The outside of Felwood House is gorgeous too - the rear garden is simply sensational, offering complete privacy within its vast plot. Fully enclosed with well-maintained hedges, the garden boasts an array of mature trees and shrubs. To the rear of the garden lies a charming orchard with a pond, perfect for enjoying nature's beauty.

The front of the property features a gated entrance leading to a spacious driveway, providing parking for several vehicles and a convenient car port. The outbuilding presents an exciting exciting opportunity, with potential for conversion into secondary accommodation or home office, subject to relevant planning permissions.

This property has the benefit of being sold with no onward chain. We look forward to showing you around.

Uniquely, Felton has 100 acres of common land, offering the ideal landscape for dog walking and hiking. Should you have a brood of goats or chickens, do not fear- you can graze them! With all of the walking and hiking around the village, you'll be pleased to hear that there is a great local pub and café to satisfy appetites and quench thirsts. Felton is part of the Parish of Winford, children can attend the well regarded local Primary School, Winford Primary and for Secondary Schooling there is a choice of Chew Valley School or Backwell School.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with regular trains to London and the national rail network. There is easy access to both the M4 and M5 and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

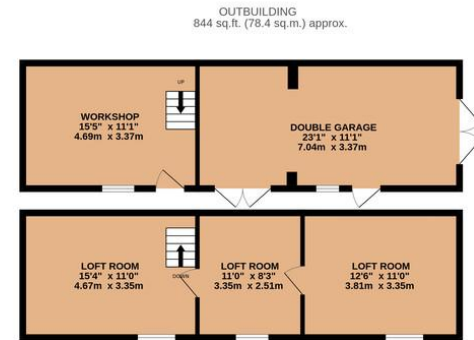
ENTRANCE HALL 6'0" x 25'4"
 DINING ROOM 12'7" x 11'9"
 SITTING ROOM 12'8" x 12'0"
 SNUG 12'3" x 14'8"
 KITCHEN/BREAKFAST ROOM 12'5" x 12'0"
 LAUNDRY 11'2" x 9'7"
 LOO 3'9" x 6'0"

First Floor

LANDING 7'6" x 16'4"
 BEDROOM 12'9" x 12'4"
 BEDROOM 12'2" x 13'6"
 BEDROOM 9'2" x 9'3"
 BEDROOM 12'4" x 12'2"
 BEDROOM/STUDY 12'7" x 8'4"
 BATHROOM 12'6" x 6'1"

Outside

WORKSHOP 15'5" x 11'1"
 DOUBLE GARAGE 23'1" x 11'3"
 LOFT SPACE 15'4" x 11'0"
 LOFT SPACE 8'2" x 11'0"
 LOFT SPACE 12'6" x 11'0"
 CARPORT 10'7" x 9'7"



TOTAL FLOOR AREA : 2590 sq.ft. (240.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Joanna Tiley Estate Agents
 Unit 1c Fairsat, Stoke Hill, Chew Stoke, BS40 8XF
 T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com