



4 Longwood House, (Off Clevedon Road)

Guide Price £1,050,000

RICHARD  
HARDING



# 4 Longwood House,

(Off Clevedon Road), Failand, Bristol, BS8 3TL

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**Sold for the first time in over 50 years – this rather special and most attractive 4 double bedroom, 2 reception room, 2 storey family home in a stunning leafy location, enjoying a 150ft x 70ft garden, ample off road parking and a garage.**

## Key Features

- Lateral accommodation of circa 2,500 sq.ft., creating a balanced and pleasing layout.
- Scope for cosmetic updating to suit individual tastes and requirements.
- Beautiful level lawned gardens with established planting and a lovely outlook towards the local cricket club.
- Wonderful location close to the Ashton Court Estate, with delightful walks and mountain bike trails. Clifton Suspension Bridge, with access to Clifton Village and all central parts of Bristol is within just 2.5 miles.
- **Ground Floor:** elegant central entrance hallway, impressive sitting room with direct access out onto the garden, reception 2/dining room, separate kitchen/breakfast room with recessed pantry and access through to the generous single garage.
- **First Floor:** central landing, bedroom 1 with en suite shower room/wc, 3 further double bedrooms and a family bathroom/wc.
- A beautiful country house within striking distance of the city.





## **GROUND FLOOR**

**APPROACH:** via a country driveway off Clevedon Road shared by one other house and approximately 100 metres down the driveway there is an inlet with gated pillars providing the private entrance into No. 4 where a driveway runs up to the garage and house providing off road parking for several cars. Pathway leads off the bottom of the driveway along the front of the property to the main front door.

**ENTRANCE HALLWAY:** (20'5" x 6'5") (6.22m x 1.96m) an impressive central entrance hallway with feature arched wall opening, high ceilings with ceiling coving and original staircase rising to first floor landing with understairs storage recess. Tiled floor, radiator, dado rail and doors off to the sitting room, dining room/reception 2 and kitchen/breakfast room. Further door accesses the cloakroom/wc.

**SITTING ROOM:** (front) (17'9" x 14'10") (5.40m x 4.51m) a lovely bright sitting room with wonderful high ceilings, ceiling coving, feature fireplace with attractive arched alcoves either side, tall double glazed picture window to front providing a glorious outlook over the lawned gardens, towards the cricket club opposite. Double glazed door also provides access out onto the gardens and there is a radiator with a decorative cover.

**DINING ROOM/RECEPTION 2:** (14'10" x 14'5" max into chimney recess) (4.51m x 4.39m) a good sized second reception room with high ceilings, ceiling coving, attractive Georgian style windows to front, overlooking the lawned gardens, feature fireplace with attractive arched alcoves, radiator with decorative cover.

**KITCHEN/BREAKFAST ROOM:** (16'4" x 13'2" max into chimney recess) (4.98m x 4.02m) a shaker style kitchen with plenty of built in wall and base cabinets with roll edged laminated worktop over and inset 1½ bow sink and drainer unit, appliance space and plumbing for a cooker and dishwasher, feature built in aga, high ceilings with ceiling cornicing, part tiled walls, tiled floor, space for breakfast table and chairs, double glazed windows to front overlook the driveway and lawned gardens, radiator, door accessing a recessed pantry with built in shelving, window to rear and further door leads off the kitchen to the garage.

**CLOAKROOM/WC:** low level wc, wash handbasin, window to rear elevation.

## **FIRST FLOOR**

**LANDING:** an impressive central landing with large picture window to front offering an incredible outlook over the gardens towards the cricket club opposite. Doors lead off the landing to bedroom 1, bedroom 2, family bathroom/wc and inner hallway, which in turn has doors off to bedroom 3, bedroom 4 and a generous **Airing Cupboard**. Windows to rear provide natural light.

**BEDROOM 1:** (front) (18'7" x 14'10") (5.66m x 4.53m) a double bedroom with high ceilings, ceiling coving, picture window to front offering a wonderful outlook, built in wardrobes, radiator and door accessing: \_

**En Suite Shower Room/wc:** shower enclosure with electric shower, low level wc, pedestal wash basin, bidet and window to rear.

**BEDROOM 2:** (front) (14'5" max into chimney recess x 9'9") (4.39m x 2.97m) a double bedroom with high ceilings, ceiling coving, picture window to front and radiator.

**FAMILY BATHROOM/WC:** (9'0" x 6'5") (2.74m x 1.96m) a corner bath, low level wc with concealed cistern, wash basin with storage beneath, high ceilings with ceiling coving, double glazed window to rear, part tiled walls and tiled floor.

**BEDROOM 3:** (front) (16'8" x 12'2" max into chimney recess) (5.08m x 3.71m) an elegant double bedroom with feature porthole window to front, built in wardrobes and a radiator.

**BEDROOM 4:** (15'9" x 12'2" max into chimney recess) (4.79m x 3.72m) high ceilings, built in wardrobe, radiator and large window to front.





## OUTSIDE

**DRIVEWAY OFF ROAD PARKING:** the property has a gated driveway affording off road parking for multiple cars.

**GARAGE:** (19'9" x 10'0"/12'8" into recess) (6.02m x 3.05m/3.87m) a good sized single garage with up and over door, high ceilings, built in cupboards and shelving, window to rear, plumbing and appliance space for washing machine and fridge/freezer, floor standing oil fired central heating boiler.

**GARDENS:** (overall measurement approx 150ft max length x 70ft inclusive of driveway) (45.72m x 21.34m) with paved seating area closest to the property and well stocked flower borders containing shrubs, roses and plants.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** North Somerset Council. Council Tax Band: G

### PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

3. The photographs may have been taken using a wide angle lens.

4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

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

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





# Longwood, Clevedon Road, Failand BS8 3TL

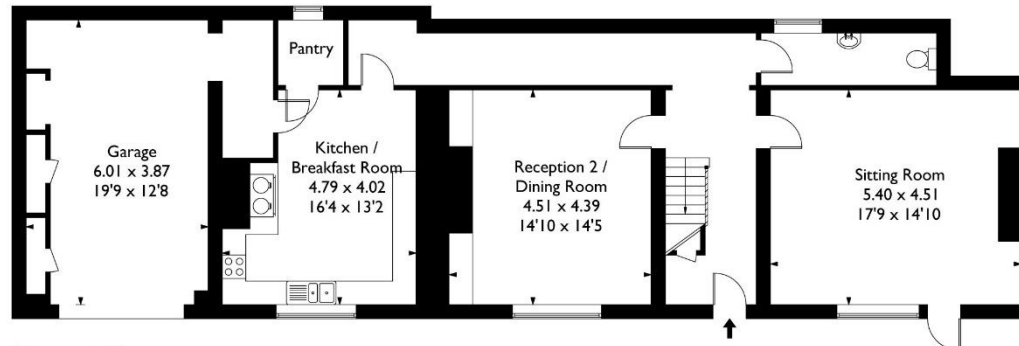
Approximate Gross Internal Area 211.30 sq m / 2273.80 sq ft

Garage Area 29.1 sq m / 313.30 sq ft

Total Area 240.40 sq m / 2587.10 sq ft



First Floor



Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.