



South Arch, Longwood House, Clevedon Road
Guide Price £925,000

RICHARD
HARDING



South Arch, Longwood House, Clevedon Road,

Failand, Bristol, BS8 3TL

RICHARD
HARDING

A most appealing, not listed, Georgian period family house of circa 2,320 sq. ft., offering 5 double bedrooms (plus study), 3 reception rooms and 2 bath/shower rooms, set within stunning well-stocked gardens and situated in a beautiful semi-rural location just minute's from Clifton Village.

Key Features

- **Ground Floor:** entrance porch, central entrance/dining hall, sitting room, family room, kitchen/breakfast room, utility and integral garage.
- **First Floor:** landing, bedroom 1 with en suite bathroom/wc, bedroom 2, bedroom 3, bedroom 4 plus study room, bedroom 5 and family bath/shower room/wc.
- **Outside:** sensational front and rear gardens with ample parking set on a mature plot with summer house, storage shed and greenhouse.
- **Sold for the first time in 35+ years, with scope for updating plus potential to extend into the loft space subject to the necessary consents/regulations.**
- **Close to Ashton Court Estate, with delightful walks and mountain bike trails. Clifton Suspension Bridge, with access to Clifton Village and all central parts of Bristol being within 2.5 miles.**
- **Offered with no onward chain.**





GROUND FLOOR

APPROACH: from the front driveway proceed down the paved path to the left hand side of the building which leads to the front entrance porch.

ENTRANCE PORCH: an array of double glazed windows and two double glazed entrance doors, built in wooden potting bench, tiled flooring, post box, hardwood front door leading into:-

ENTRANCE/DINING HALL: (20'9" x 16'8") (6.32m x 5.07m) a most impressive and grand entrance to this spacious family home having an elegant staircase leading to galleried first floor landing with handrail and ornately carved spindles, ceiling rose, ceiling light point, double glazed windows and French doors leading out onto private rear garden, coving, 3 radiators, stripped wooden flooring, ample space for dining room furniture, 2 wall light points, double glazed window to front elevation, tall moulded skirting boards, doors radiate to kitchen/breakfast room, sitting room, family room, cloakroom/wc.

CLOAKROOM/WC: low level wc, wash hand basin set on vanity unit, 2 ceiling light points, pretty stain glass window to the rear elevation, tiled surrounds, stripped wooden flooring, moulded skirting boards.

SITTING ROOM: (20'10" x 14'7") (6.34m x 4.44m) a dual aspect room with large double glazed window to the front elevation and double glazed window overlooking private rear garden, large wooden ceiling beam, detailed cornicing, beautiful cast iron open fireplace with wooden mantle, recesses to either side of fireplace with built in cabinetry, dado rail, radiator, stripped wooden flooring, moulded skirting boards.

FAMILY ROOM: (14'1" x 10'3") (4.28m x 3.12m) ceiling and wall light points, decorative fireplace with tiled inset and wooden mantle, built in cabinetry to one side of chimney breast, coving, dado rail, large double glazed window overlooking the private front garden, stripped wooden flooring, moulded skirting boards.

KITCHEN/BREAKFAST ROOM: (14'0" x 10'0") (4.26m x 3.04m) fitted with an array of wooden wall, base and drawer units with wooden worktop over, inset 1½ bowl stainless steel sink with drainer unit to one side and mixer tap over, electric hob, waist height double oven, plumbing for dishwasher, tiled surrounds, built in dresser, large double glazed window overlooking the private rear garden, ceiling light point, coving, tiled surrounds, space for breakfast table and chairs, wall mounted radiator, tiled flooring, door leading to utility room.

UTILITY ROOM: (9'8" x 9'0") (2.94m x 2.75m) fitted with a matching range of wooden kitchen units with wooden worktop over, stainless steel sink with drainer unit and mixer tap over, space for upright fridge/freezer, plumbing for washing machine, floor standing Worcester oil boiler, ceiling light point, double glazed door giving access to rear garden. Door to garage.

INTEGRAL GARAGE: (12'8" x 8'11") (3.87m x 2.73m) ceiling light point, up and over door, water tap and power sockets.

FIRST FLOOR

LANDING: the stairwell enjoys plenty of natural light via 2 large double glazed windows to the front elevation, stunning galleried landing, multi ceiling light points, radiator, dado rail, moulded skirting boards, doors leading to bedroom 1, bedroom 2, bedroom 3, bedroom 4 plus study room, bedroom 5 and bathroom/wc. Storage/linen cupboard with slatted shelving.

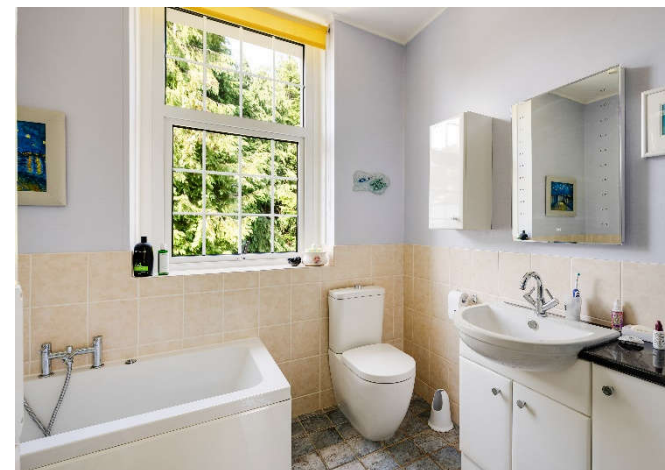
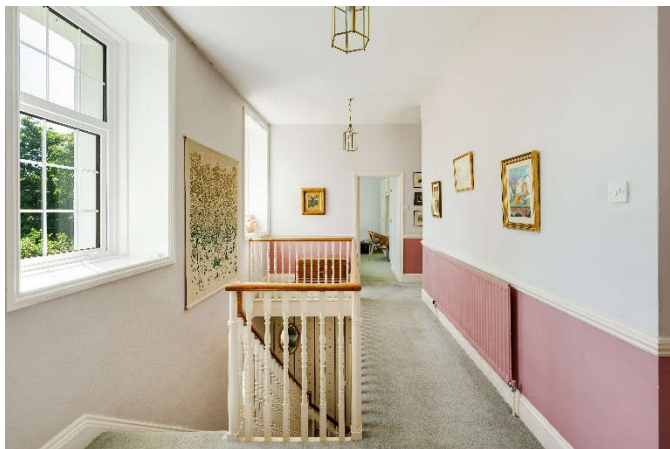
BEDROOM 1: (15'10" x 13'0") (4.82m x 3.96m) a double bedroom with generous ceiling height, ceiling rose with light point, coving, 2 double glazed windows to front elevation, 2 radiators, an array of built in wardrobes with built in dressing table, skirting boards, door leading to:

En Suite Bathroom/wc: a white suite comprising of low level wc, wash hand basin set on vanity unit, corner bath with hand held shower over, ceiling light points, coving, extractor fan, tiled surrounds, chrome towel radiator, tiled flooring.

BEDROOM 2: (14'10" x 10'2") (4.51m x 3.08m) a double bedroom with tall ceilings, ceiling light point, built in wardrobes with dressing table, double glazed window overlooking the front elevation, radiator, skirting boards.

BEDROOM 3: (12'1" x 11'0") (3.68m x 3.36m) double bedroom with wall light points, double glazed window overlooking the rear elevation, radiator, skirting boards.

BEDROOM 4 + STUDY ROOM: (10'1" x 8'11" + 10'8" x 8'11") (3.07m x 2.73m + 3.25m x 2.73m) 3 interconnecting rooms described separately as follows: entering from the landing into the initial room which is currently arranged as a study (10'6" x 8'11") (3.19m x 2.72m), wall light points, double glazed window to rear elevation, radiator, skirting boards, door then leading into what could be a large double bedroom which is currently partitioned divided into two, 2 ceiling light points, partition wall, radiator, double glazed window to front elevation, skirting boards, **Airing Cupboard** with water tank and slatted shelving.



BEDROOM 5: (11'11" x 7'7") (3.64m x 2.30m) a small double/large single bedroom, ceiling light point, coving, double glazed window overlooking the rear elevation, radiator, skirting boards.

BATHROOM/WC: low level wc, wash hand basin set on vanity unit, bath, separate shower, double glazed window to rear elevation, ceiling light point, tiled surrounds.

OUTSIDE

FRONT GARDEN: (100ft x 50ft) (30.48m x 15.24m) a stunning south facing garden with flagstone/block paved driveway providing parking for multiple vehicles. The area closest to the property is predominantly laid to lawn enjoying a private and sunny aspect with many specimen trees, plants and mature flowers to the curved borders. The area to the left hand side of the driveway consists of multiple zones linked by flagstone pathways with large greenhouse, wooden storage shed, multiple borders again housing a variety of mature shrubs and plants enclosed by attractive stone walling and wooden fencing.

REAR GARDEN: a pretty enclosed private rear garden having been carefully designed and laid out with double wooden gates giving access for additional parking if needed. Arranged into multiple zones with an array of stone chippings, block paving and lawned areas, log store, wooden summer house, an array of mature trees, plants and shrubs to the borders. The garden is enclosed by a variety of wooden fencing and pretty stone wall boundaries.

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.

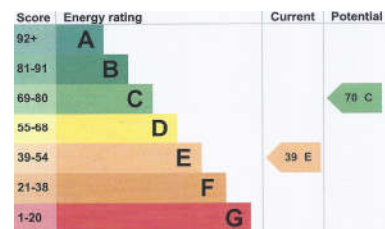
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- 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.
- 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>

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



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



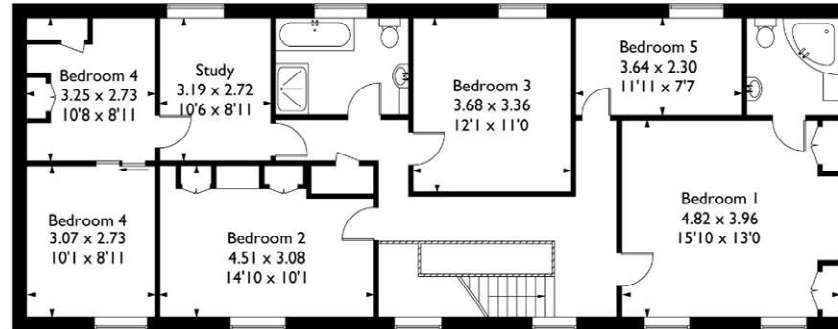


South Arch, Longwood House, Failand, Bristol, BS8 3TL

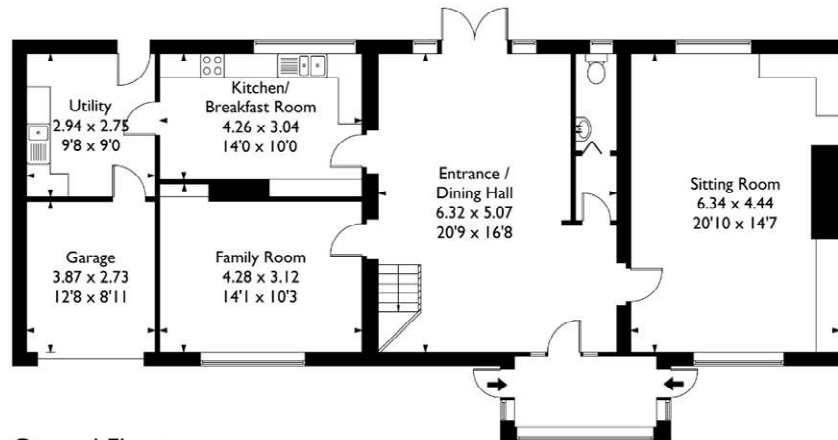
Approximate Gross Internal Area 215.20 sq m / 2317.10 sq ft

Garage Area 10.60 sq m / 113.70 sq ft

Total Area 225.80 sq m / 2430.80 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.