



43 Clevedon Road, Failand
Guide Price £1,150,000

RICHARD
HARDING



43 Clevedon Road,

Failand, Bristol, BS8 3UL

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An exceptionally large (over 4,000 sq. ft.) and versatile detached family residence offers impressive accommodation arranged over two floors and further benefitting from a gorgeous 100ft x 60ft level sunny garden, gated off road parking for multiple cars and a double garage.

Key Features

- A fabulous family home, much loved for over 40 years within close range of the countryside and the convenience of Bristol.
- Wonderful location in leafy Failand within just 2.5 miles of Clifton Village and central parts of Bristol. Lovely walks, mountain bike trails and Ashton Court Estate are nearby. As is the local Honey & Ginger Café, The Failand Inn, together with further shops and gastro pubs in nearby Long Ashton.
- Incredibly flexible and roomy accommodation, perfect for large families or multi-generational living with 5 en-suite bedrooms and a further study/nursery, 4 reception rooms and a superb kitchen/dining room leading out directly onto the rear garden.
- Superb level front and rear gardens with ample off- road parking, car port, double garage and a beautifully sunny rear garden, tastefully landscaped with established planting, large lawn and seating areas, including thatched dining hut and BBQ/bar.





GROUND FLOOR

APPROACH: via a driveway inlet with an attractive timber framed electronic gate providing entrance into the generous landscaped front garden and parking area, affording off street parking for multiple vehicles. The driveway leads up to the impressive covered entrance and main front door to the house, opening to: -

ENTRANCE VESTIBULE: a door entry mat set into the engineered oak flooring, part glazed door leading through into: -

ENTRANCE HALLWAY: (33'0" x 8'10" max inclusive of staircase/3'4" min) (10.06m x 2.69m/1.02m) central entrance hallway with door entry intercom, engineered oak flooring, radiator, generous understairs storage cupboard. Doors leading off to sitting room, reception 2/family room, reception 3/dining room, reception 4/study, a double bedroom, kitchen/dining room and a ground floor bathroom/wc.

SITTING ROOM: (24'0" x 13'10") (7.32m x 4.22m) a tastefully decorated large family sitting room with double glazed window to side. Feature fireplace with woodburning stove, oak mantel and granite hearth. High ceilings with ceiling coving, dado rail, radiators. Double glazed double doors to rear, accessing the fabulous sunny rear garden.

RECEPTION 2/FAMILY ROOM: (front) (13'11" x 13'3") (4.24m x 4.03m) a small bay window to front, further double-glazed window to side, engineered oak flooring, high ceilings with ceiling coving and picture rail, feature chimney opening with double sided woodburning stove visible from the second reception and reception 3/dining room.

RECEPTION 3/DINING ROOM: (13'1" x 12'3") (3.99m x 3.74m) high ceilings, ceiling coving, picture rail, radiator and engineered oak flooring. Glazed inset wall unit.

RECEPTION 4/STUDY: (13'11" x 13'1") (4.24m x 4.00m) a further good sized reception room, currently used as a home office, but would work equally well as a further bedroom or children's playroom, high ceilings with ceiling coving, bay window with double glazed windows to front, and a radiator.

GUEST BEDROOM: (13'1" x 10'0") (3.99m x 3.05m) a double bedroom with double glazed window to side, high ceilings with ceiling coving and picture rail, radiator. Archway with step up into: -

En-Suite Shower Room/WC: an oversized shower enclosure with system fed shower, low level wc, wash hand basin with storage cabinet beneath, inset spotlights and an extractor fan.

KITCHEN/DINING ROOM: (rear) (28'1" x 12'6") (8.55m x 3.82m) a large sociable family kitchen/dining space flooded with natural light provided by the double-glazed windows to side and four bi-folding doors to rear, providing a seamless access out onto the sunny rear garden. Modern fitted kitchen comprising base and eye level gloss cream units with granite worktop over and inset 1 ½ bowl sink and drainer unit, appliance space for range cooker with glass splashback and built-in chimney hood, integrated Neff combi oven with warming drawer beneath, further plumbing and appliance space for American style fridge/freezer. Integrated wine fridge and dishwasher, ample space for occasional chairs, dining table and chairs plus breakfast bar seating

GROUND FLOOR BATHROOM/WC/UTILITY: panelled bath, low level wc, two wash basins, heated towel rail, inset spotlights, double glazed windows to side. Utility cupboard, with plumbing and appliance space for washing machine and dryer.

FIRST FLOOR

LANDING: (25'0" x 9'0" including stairwell) (7.62m x 2.74m) a wonderful large galleried landing providing a peaceful seating area with double glazed doors accessing a balcony, offering fabulous open views over Clevedon Road to the fields opposite. Engineered oak flooring, inset spotlights, radiator. Recessed boiler room, housing the heating system with pressurised hot water tank. Loft hatch. Doors radiating off to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and bedroom 5/nursery.

BEDROOM 1: (front) (27'5" x 15'11") (8.35m x 4.85m) a large principal double bedroom with three dormer double glazed windows to front and a further glazed window to rear, custom built solid wood wardrobes and drawers, engineered oak flooring, radiators, inset spotlights. Door accessing: -

En-Suite Shower Room/WC: a large en-suite shower room/wc with white suite comprising shower enclosure with system fed shower, low level wc, wash hand basin set into a counter with storage beneath, bidet, inset spotlights, heated towel rail, extractor fan, and a Velux skylight window to rear.

BEDROOM 2: (rear) (18'5" x 14'9") (5.60m x 4.49m) a fantastic bedroom suite with large double bedroom with dual aspect double glazed windows to rear and side, with the rear offering a lovely outlook over the rear garden. Radiators. Door accessing a walk-in wardrobe with built-in wardrobe, open shelving and drawers with Velux skylight window over and inset spotlights. Further door accesses: -

En-Suite Bath/Shower Room/WC: white suite comprising double ended panelled bath, shower enclosure, low level wc with concealed cistern, wash basin with storage cabinets beneath, mirror with lighting, heated towel rail, inset spotlights, and a Velux skylight window to side.



BEDROOM 3: (side) (12'8" x 12'5") (3.85m x 3.78m) double glazed windows to side, built-in wardrobe, radiator. Door accessing: -

En-Suite Shower Room/WC: white suite comprising shower enclosure, low level wc, pedestal wash basin, part tiled walls, heated towel rail, inset spotlights, extractor fan and a Velux skylight window.

BEDROOM 4: (front) (16'1" x 13'1") (4.91m x 3.99m) a double bedroom with double glazed window to front, engineered oak flooring, radiator, built-in recessed wardrobes. Door accessing: -

En-Suite Shower Room/WC: white suite comprising corner shower enclosure, low level wc, wash hand basin set into a counter with storage cabinet beneath, Velux skylight window, tiled floor, part tiled walls, inset spotlights and an extractor fan.

BEDROOM 5/NURSERY: (12'2" x 10'0") (3.72m x 3.05m) Velux skylight window to the side, and a radiator.

OUTSIDE

FRONT GARDEN & OFF-ROAD PARKING: the front of the property is set well back from the road with a tastefully landscaped driveway and front garden, with gated access, tarmac driveway weaving up the right-hand side of the building to a large covered car port area before the double garage. Beside the driveway there is a circular flagstone floored area with curved edging and deep flower borders containing various plants and shrubs. Various mature silver birch trees providing green screening and access through to the rear garden.

DOUBLE GARAGE: (18'10" x 18'7") (5.74m x 5.66m) a good-sized double garage with further rear store behind offering space for two cars plus additional hobby/garden storage areas.

REAR GARDEN: (approx. 100ft in depth x 60ft across) (30.48m x 18.29m) a fabulous level lawned private rear garden of a superb size, which has been lovingly landscaped by the current owners and enjoys a good-sized seating area closest to the property with steps to a further landscaped barbecue and entertaining area with feature covered circular seating. Large lawned sections with well stocked flower borders containing various plants and shrubs, built-in garden store and garden shed, useful side access through to the front of the property. Greenhouse and access into the double garage.

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: E

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

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





Clevedon Road, Failand, Bristol BS8 3UL

Approximate Gross Internal Area 335 sq m / 3606.8 sq ft

Garage Building Area 46.3 sq m / 498.0 sq ft

Total Area 381.3 sq m / 4104.8 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.