



A substantial 4 bedroom detached home with 3 reception rooms, and potentially extensive gardens all requiring updating and attention.

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PEOPLE & PROPERTY

**Cranmore, 103 Station Road,
Nailsea, North Somerset BS48 1TB
£625,000 - Freehold**

Few properties from this period exist in Nailsea and even fewer occupy such a highly convenient location, with virtually every amenity on the doorstep and the potential for a remarkable south-south-westerly facing garden. The house is in need of reappointment, requiring fairly extensive cosmetic and structural work. However, it presents a fabulous opportunity for those with vision to create a truly fine home.

Available with no onward chain.

Dating from the 1930s, the house is traditionally constructed with rendered elevations beneath a tiled roof. A number of original features remain, including parquet flooring and open fireplaces, while the kitchen and principal reception room overlook and open onto the rear garden. The remaining two reception rooms include a study and an attractive sitting room with a large bay window and an original fire surround.

On the first floor, the landing leads to three double bedrooms, a single bedroom, and a spacious family bathroom.

The principal bedroom benefits from a further bay window, while the second and third double bedrooms enjoy views over the rear garden.

Outside:

Cranmore enjoys the particular advantage of excellent parking on its own carriage sweep driveway, which is block-paved and leads to a detached pre-cast concrete-panel double garage at the side. The garage is somewhat dilapidated!

The garden is unusual in that part of the plot was acquired some years ago by the District Council, who at the time planned to create an inner ring road.





These plans will never come to fruition, as much of the proposed route has since been developed and now forms nearby Windsor Close. However, the previously acquired section of the garden remains in the ownership of North Somerset Council. Over the years, the present owners have maintained the garden, and no other party has access to or rights over the remainder of the plot.

An approach has recently been made to North Somerset Council, who have expressed willingness to sell or lease the land in question to the occupier of Cranmore. The guide price indicated by the local authority can be disclosed to bona fide interested purchasers.

Overall, the combined garden areas amount to approximately $\frac{1}{4}$ acre, facing south-south-west—widely regarded as the ideal orientation.

The garden and terrace area require extensive work, including tree and bramble trimming, but the potential is immense.

Services & Outgoings:

Mains water, gas, electricity, and drainage are connected.

Telephone and broadband services are available, including superfast broadband and cable broadband with download speeds of 1Gb or higher.

Full gas-fired central heating via radiators, with a recently replaced Worcester boiler.

Council Tax Band: F

Energy Performance:

The house has been assessed at a very good band C-71 for energy performance which is well above the national average for England and Wales of D-60. The full energy performance certificate is available on request by email.

Viewing:

By appointment with **HENSONS**: Tel: 01275 810030

About Nailsea:

Station Road in Nailsea is home to many of the town's finest properties, particularly those built during the 20th century.

Although now a town, Nailsea is still affectionately referred to as 'the village' by many residents. It is the smallest of the four North Somerset towns but the most conveniently located for Bristol, being just eight miles from the city.

A good range of amenities is available, including large Tesco and Waitrose supermarkets, doctors' and dental surgeries and a pedestrianised shopping centre featuring both national retailers and independent shops.

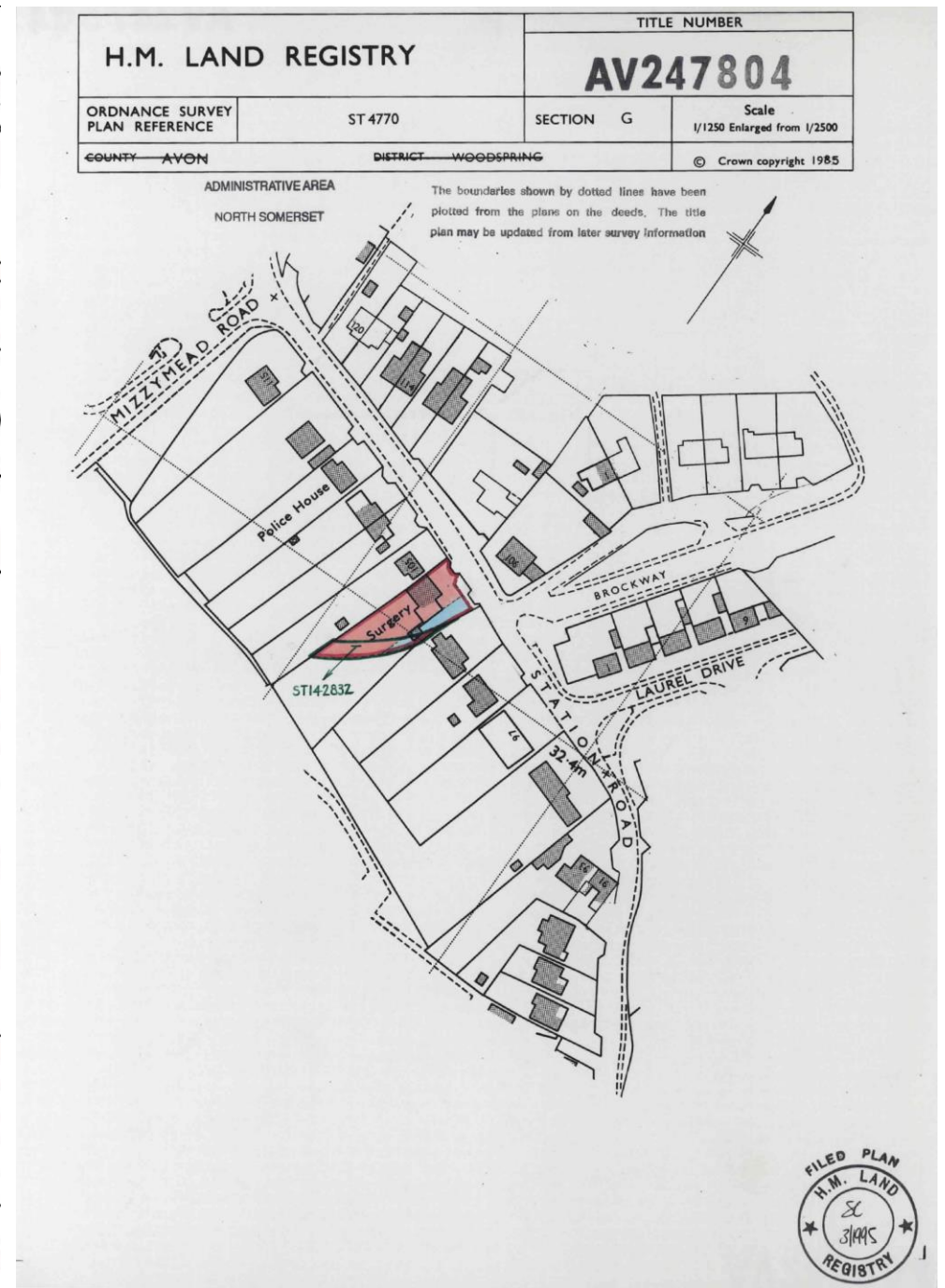
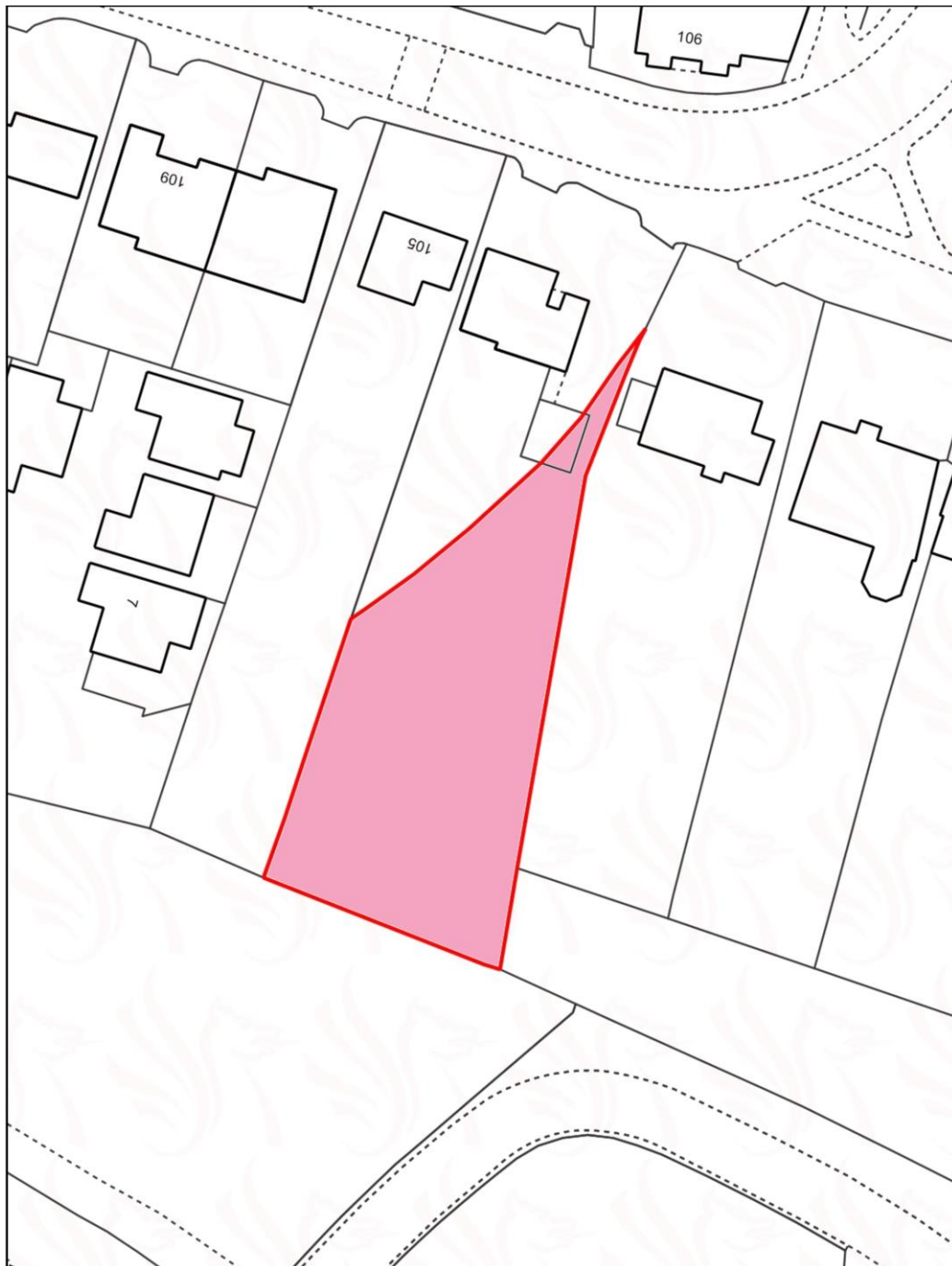
Additional amenities include gyms within walking distance of the house, a monthly farmers' market and a good selection of cafés, pubs, and restaurants.

Employment levels are high, and the schools are well regarded, with Golden Valley and St. Francis primary schools nearby. Nailsea School and Backwell School are both within easy reach, while independent options in the area include The Downs School.

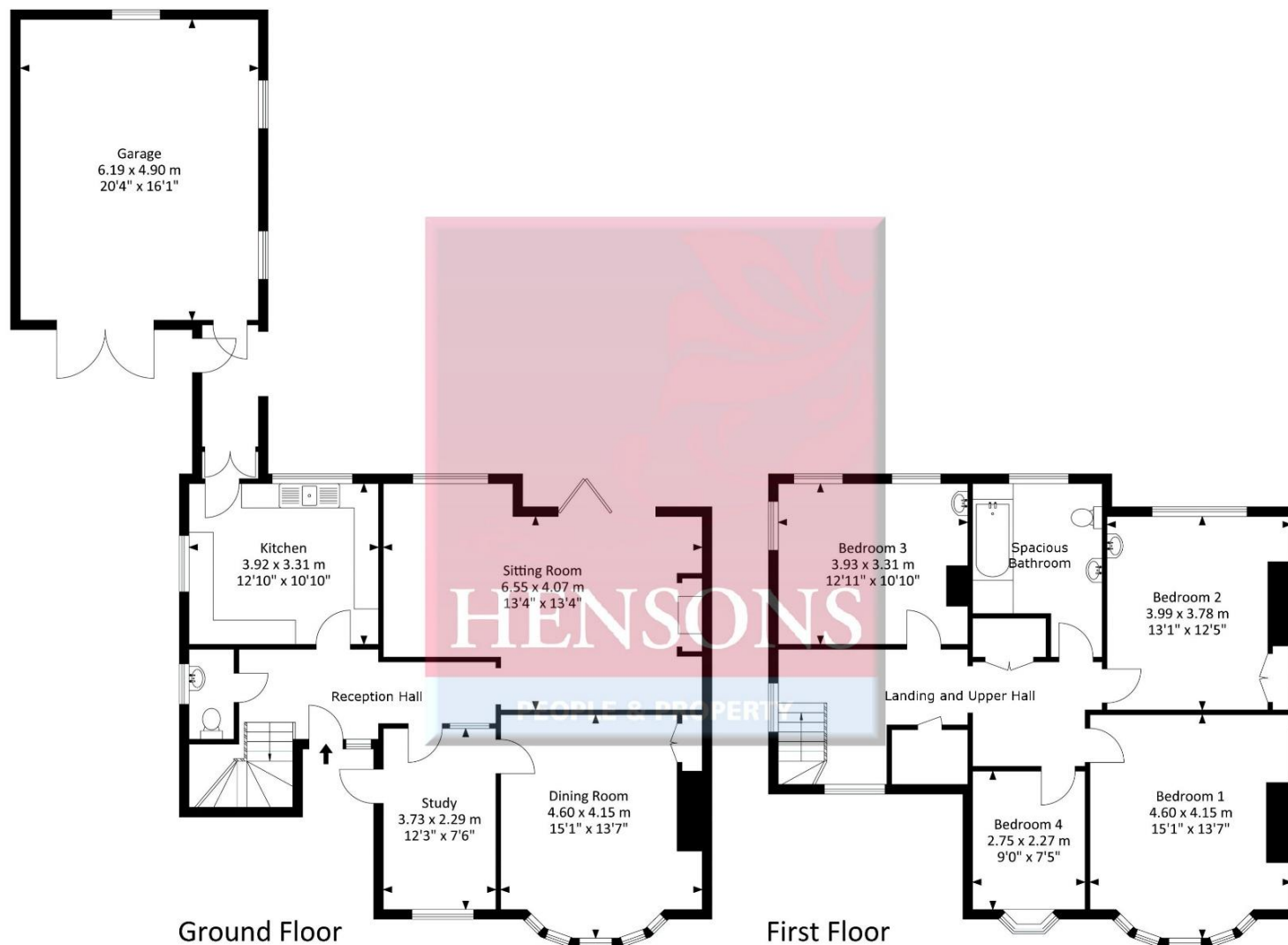
Although well placed for commuters, Nailsea is surrounded by attractive North Somerset countryside. The town benefits from easy access to major centres in the region, as well as the Sustrans national cycle network, which provides a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 motorway are less than six miles away, offering excellent connectivity to the national motorway network. Nailsea & Backwell railway station, within walking distance of the property, provides direct train services to Bristol, Filton Abbey Wood, Bath and London - Paddington, among other destinations.





Plans depicting land ownership relating to the garden area owned by North Somerset Council that they are seemingly willing to re-sell to the owner of Cranmore



The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2025

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