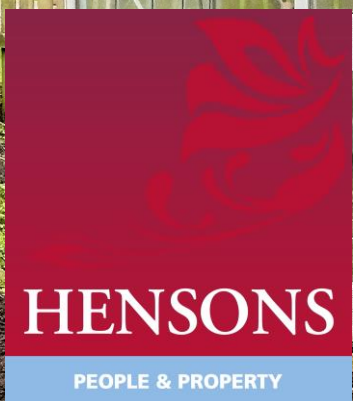


A photograph of a two-story detached house with white walls and a red-tiled roof. A large, leafless tree stands in the front garden. To the left, there is a small stone barn with a tiled roof. The garden features several raised wooden beds filled with dark soil. A wooden fence and a glass extension are visible on the right side of the house. The sky is blue with some clouds.

A substantial detached period 'village house' offering extensive accommodation in a private setting with a large garden and a detached stone barn with great potential.





## 38 North Street, Nailsea, North Somerset BS48 4BS

Guide Price £775,000 - Freehold

Hidden within a walled garden on one of the old village's most sought-after lanes, this enchanting late Georgian 4 bedroom detached house is a home of rare character and quiet presence. Set within private, level gardens and accompanied by a detached stone barn of considerable potential, it is a property that speaks softly but confidently of its past, while offering generous and beautifully presented accommodation for modern family life.

North Street is a particularly evocative address. Linking the historic heart of Kingshill with the open countryside beyond Nailsea, it is a lane distinguished by its period homes and gentle rural atmosphere. Everyday amenities are close at hand, including a well-regarded village butcher and convenience store, while good local schools and the town centre are easily reached. For those who commute, Nailsea is exceptionally well placed, with Bristol some eight miles away, a mainline station offering direct services to London Paddington, and access to the Sustrans cycle network connecting the town with Bristol and beyond.

**The House:** Believed to date from the early nineteenth century, little is formally recorded about the house's origins, though local tradition suggests a connection with the village blacksmith, whose smithy once stood opposite. It is said that the more prosperous blacksmith lived here, and later, in the early twentieth century, the house was divided and occupied by two brothers before being restored to a single-family home in the 1980s. Improvement in the last few years have been undertaken with great sensitivity, ensuring that enhancements sit comfortably alongside the house's period detail and established character including the almost new high performance uPVC double glazed sash windows to the front.





The accommodation is both generous and notably light, a quality that is immediately apparent on entering the house. The principal living room extends to some 25' (7.63m) and is a particularly attractive space, its proportions hinting at its former division into two rooms. Two handsome local stone arched fireplaces remain, one now housing a wood-burning stove. To the front, sash windows with window seats and panelled shutters frame views of the garden, while a charming stained-glass door—thought possibly to have been made locally in Nailsea—leads through to the dining and family room.

This is a warm and characterful part of the house with period pine block flooring, exposed ceiling beams and a bow window that draws in natural light. A traditional plank door with a Norfolk latch opens into the kitchen, while at the far end of the room a quarter-turn staircase rises to the galleried landing above.

The kitchen itself is double-aspect and thoughtfully fitted with contemporary Shaker-style cabinetry topped with oiled hardwood work surfaces. A Belfast sink is set beneath the window, with an integrated dishwasher alongside, and the range cooker will remain. Exposed natural stonework provides a striking focal point, adding depth and texture to the room. A door leads through to a practical utility room with access to the garden, and a cloakroom beyond.

Upstairs, the galleried landing is naturally lit by a window over the stairwell and provides access to all bedrooms and the family bathroom. The bedrooms are all well proportioned, comprising three comfortable doubles and a generous single. The second bedroom retains a period fireplace with an inset cast-iron duck's nest grate, while deep sash-style windows feature in both this room and the neighbouring third bedroom. The principal bedroom enjoys a peaceful outlook over the rear garden and benefits from an en suite shower room.





## Outside:

The house sits very comfortably within its gardens. A rustic gate opens onto a driveway providing ample parking and leading to the detached stone barn and former coach house. When the present owners acquired the property, the barn was semi derelict and since then considerable renovations have been carried out. The roof has been completely overhauled/replaced with integral insulation having been designed to provide additional first floor office or even living accommodation. This substantial building offers significant scope for conversion, as demonstrated by planning consent granted in 2013 for a self-contained annexe (now lapsed). With its volume and proportions, accommodation over two levels could be created, incorporating the existing lean-to section. At present, the barn provides useful storage and garaging, with power and lighting in place and a useful first floor room with feature roof timbers.

The gardens wrap around three sides of the house, with those to the front and rear being particularly private and fully enclosed. Predominantly laid to lawn, the garden also includes a productive vegetable area set discreetly to one side. The rear garden features a vine draped pergola sheltering a sandstone terrace, ideal for outdoor dining and further level lawn.

Altogether, this is a character home excellent size and quiet charm, combining history, character and flexibility in a setting that remains both village-centred and wonderfully connected.

**Viewing:** Only by appointment with the Sole Agents: Hensons - telephone 01275 810030







### The Town:

Still affectionately referred to by many as “*the village*”, Nailsea is the smallest of North Somerset’s four towns, yet arguably the most conveniently positioned. Lying just 8 miles from Bristol, it combines the ease of city access with a strong sense of community and a distinctly semi-rural feel.

The town offers an excellent range of everyday amenities, including both Tesco and Waitrose supermarkets, doctors’ and dental surgeries, and a pedestrianised shopping centre that blends well-known national names with a variety of independent retailers and professional services. Leisure facilities are equally well catered for, with health centres, a gym and leisure complex, cafés, pubs and restaurants, including the 5 star rated White Truffle. A thriving monthly farmers’ market and regular food events further enhance Nailsea’s relaxed atmosphere.

Despite its accessibility, Nailsea is surrounded by attractive North Somerset countryside, offering an appealing balance between town and country living. The town also connects directly into the Sustrans national cycle network, providing a popular and scenic route into Bristol and beyond.

For those needing to travel further afield, Junctions 19 and 20 of the M5 are both within easy reach, offering swift access to the wider motorway network. Mainline rail services are available from Nailsea and Backwell Station, within walking distance for many, with direct connections to Bristol, Bath, Filton Abbey Wood and London Paddington—making Nailsea an excellent choice for commuters as well as those seeking a well-connected yet characterful place to call home.



## Photographs:

See more images at [www.hbe.co.uk](http://www.hbe.co.uk)

## Energy Performance:

The house has been assessed at D-61 for energy performance.

## Services & Outgoings

All main services are connected. Telephone connection. Gas-fired central heating through radiators. Recently installed high-performance double glazing. New insulation. High-speed and superfast broadband are available, with download speeds up to 1Gb or better via fibre. Cable TV services are also available.

Council Tax Band: F

## Planning Consent:

Consent by way of a Certificate of Lawful Development, North Somerset Council

Reference # 25/P/0919/LDP was granted on 2 May 2025 to add a very generous ground floor extension creating a really fabulous combined Kitchen diner family room and thus allowing the existing dining room to become a large playroom – additional reception room. Plans of this alteration are available on request and will be available when you view the house.

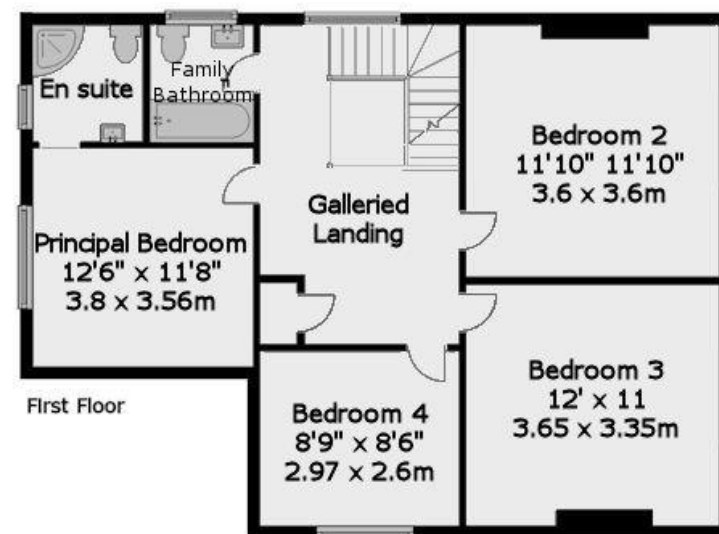
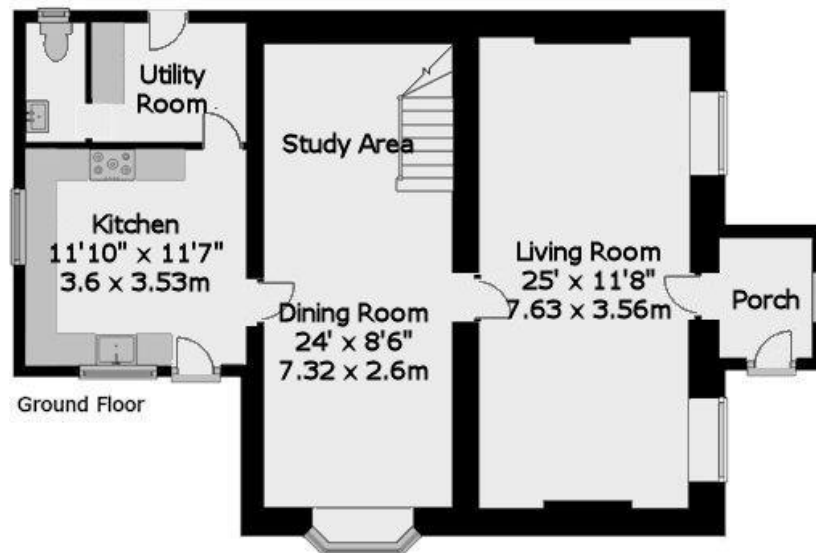
## Construction:

The house is traditionally constructed.

## Mortgages:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham, will be pleased to provide FREE, impartial advice as you need it.

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. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. 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 sellers' 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 about 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 2026



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