



- Spacious Detached Family Home on a Private a Cul-de-Sac
- Four Bedrooms, Two Bathrooms (One En Suite), Two Receptions Rooms
  - Integral Double Garage and Ample Parking
  - Lawned Garden and Courtyard
  - Accessible Rural Village

## GENERAL AND SITUATION

Approximate Distances:

Portishead 3 miles • Clevedon 3 miles • Nailsea Mainline Station 7 miles  
Bristol City Centre 12 miles

A spacious detached four bedroom family home with an integral double garage, ample parking, lawned garden and courtyard, in an accessible village location.

Courtlands is believed to have been built in the mid 1980's within a private cul-de-sac on the fringe of the village and there are some lovely south facing views over the surrounding hills and countryside.

The vendors recently had plans drawn up to convert the garage into an open kitchen / dining room with a play room and pantry, and turn the current kitchen and utility room into a master bedroom and the current dining room into a living / reading room. They did not get as far as applying for planning permission and would be happy to share the plans.

Weston-in-Gordano is the largest village in the Gordano Valley midway between Portishead and Clevedon. There is a village pub and it is set within a Conservation Area. The area surrounding the village is rural with two nearby nature reserves, Weston Big Wood which is about 38 acres of ancient woodland within a Site of Special Scientific Interest and Weston Moor, about 59 Hectares of wet grassland.

Portishead and Clevedon provide good ranges of shops, supermarkets and amenities, there is a mainline station in nearby Nailsea, easy access on to the M5 at junctions 19 and 20, and Bristol airport is within about 12 miles.

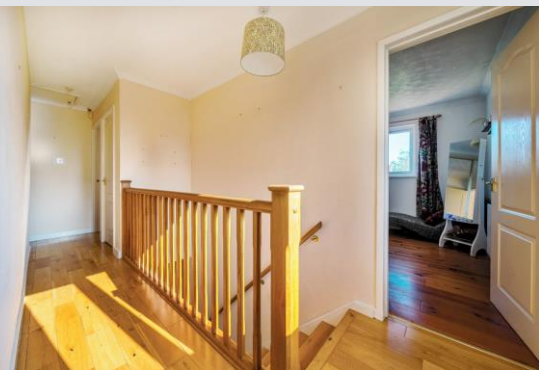
## THE RESIDENCE

An attractive family home with mains gas central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is through the front door which opens into a **Vestibule** and an **Inner Hall** with stairs rising to the first floor.

A door to the right opens into the **Dining Room** which has a fireplace with a gas fire and wooden floor.

The **Kitchen** is fitted with a range of modern, built-in, hardwood fronted units with worksurfaces incorporating a 1½ bowl stainless steel sink, Range cooker and a tiled floor. There is an adjacent **Utility Room** with plumbing for washing machine, stainless sink, built-in worksurfaces and storage cupboards leading on to a **Cloakroom** with WC and wash hand basin.





The **Living Room** is a particularly cosy room with a window overlooking the front garden.

A **Rear Porch** has an external door leading out to the courtyard and a further door leading through to the **Integral Double Garage**.

There are **Four Bedrooms** on the first floor. The **Principal Bedroom** has built-in drawers and wardrobes, a pine floor and an **En Suite** with a shower and wash hand basin.

The **Second Bedroom** has a pine floor and mirror fronted wardrobes. There are **Two Further Good Sized Bedrooms** and a **Family Bathroom** fitted with a bath with electric shower over and glass screen, WC and wash hand basin.



## OUTSIDE

The property is set within a private cul-de-sac and has a tarmac driveway with parking for several vehicles. A brick pavier path leads to a patio and the front door.

The lawned garden is bordered by a mature Leylandii hedge which provides a good degree of shelter and privacy. There are several flower beds, a gazebo, pond and **Garden Shed**.

There is a rear courtyard garden with a patio and stone retaining wall.



# RURAL SCENE

Village & Country Homes

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Approximate Area = 1457 sq ft / 135.3 sq m  
 Garage = 321 sq ft / 29.8 sq m  
 Total = 1778 sq ft / 165.1 sq m  
 For identification only - Not to scale

### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

NORTH SOMERSET COUNCIL  
 Tel: 01934 888888

### SERVICES

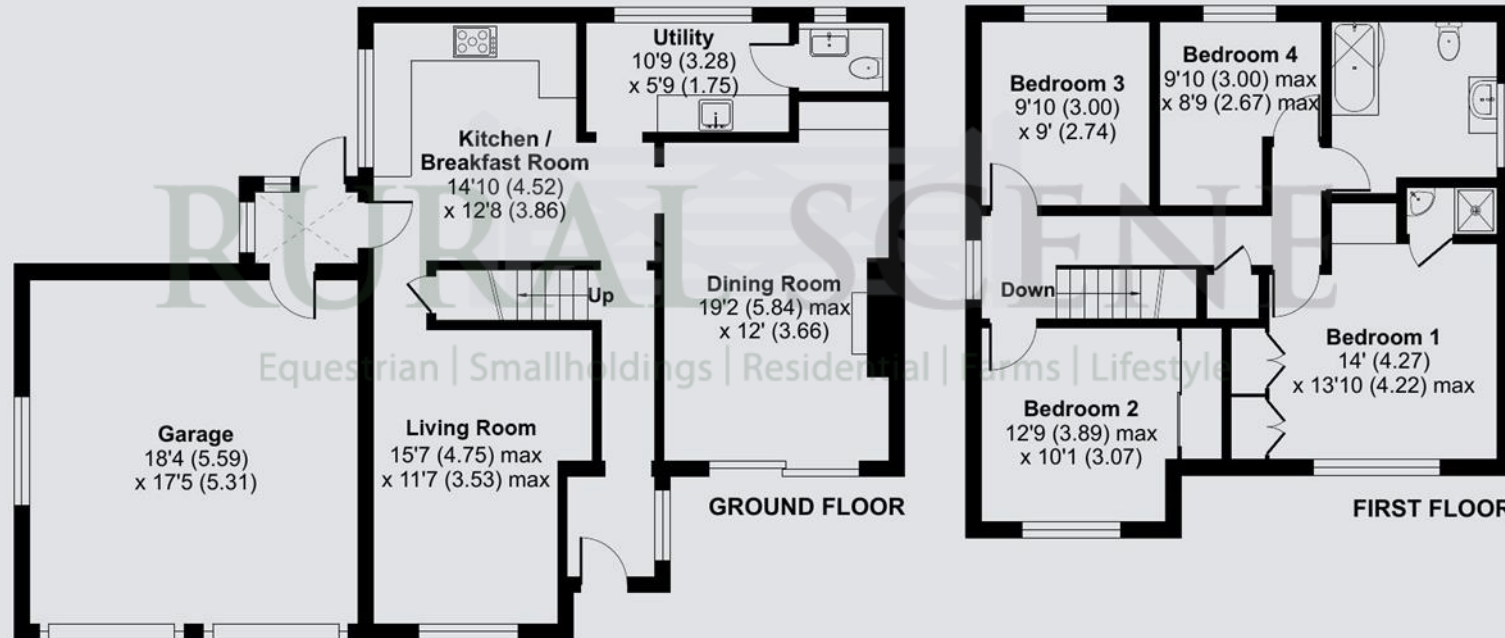
MAINS ELECTRICITY, MAINS WATER, SEPTIC TANK DRAINAGE, MAINS GAS, TELEPHONE and FIBRE BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX F

### DIRECTIONS

From Clevedon take the B3124 to Weston-in-Gordano, pass the church on the right, and after about 150 yards turn right into Church Close. Follow the lane around to the left and Courtlands will be found on the left hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Courtlands** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

