



89 Dundry Lane  
Dundry, Bristol, BS41 8JF

**Robin King** Estate Agents



## 89 DUNDRY LANE, DUNDRY, BRISTOL, BS41 8JF

A magnificent, carefully maintained, 4/5 double bedroom flexible family home, set in a quiet rural location convenient for access to Bristol, with an elevated position that offers breathtaking panoramic views.

**OVER 2.993 SQ FOOT OF ACCOMMODATION • EXTENSIVE DETACHED HOME WITH VERSATILE LAYOUT • FOUR/FIVE BEDROOMS • BATHROOM & CLOAKROOM • KITCHEN/DINING ROOM PLUS SPACIOUS UTILITY ROOM • GAMES ROOM WITH SAUNA • GARAGE & OFF-STREET PARKING • REAR TERRACE & GARDEN • BREATHTAKING PANORAMIC VIEWS • TEMPLE MEADS STATION WITHIN 6.5 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 98 MINS • BRISTOL AIRPORT 4.2 MILES • ACCESS TO M5 WITHIN 10.1 MILES AT JCT 19 PORTBURY • BRISTOL 4.0 MILES (ALL DISTANCES APPROX)**

89 Dundry Lane is an exceptionally spacious property situated over three floors which is designed as an 'upside-down' house with most rooms oriented to take in the magnificent 180-degree panorama of the beautiful surrounding countryside and incredible far-reaching views of the City of Bristol.

It has a wonderful country feel due to its location nestled in the peaceful countryside in the heart of the Dundry Hills but is also surprisingly close to the city centre with the amenities it provides. Furthermore, it has the advantage of being in the catchment area for "good" schools at both Primary and Secondary levels.

Entering the house through a welcoming front door into a substantial sitting room, the house's elevated position immediately presents you with a spectacular panoramic view of the surrounding countryside and Bristol beyond. A bay window and another picture window make this double reception room bring the outside in and is the perfect spot to watch the balloon fiesta and fireworks over Bristol whilst enjoying home comforts in front of the stone, feature fireplace with a cosy multifuel burner. There are also French windows to the other side of the room, opening out onto an attractive patio area in the front garden.









To the right is the entrance to a large kitchen/dining room. With an attractive brick feature wall and engineered oak flooring, this is fully fitted with cream units and gorgeous black granite worktops. It has a full range of integrated appliances including a NEFF fridge, dishwasher, wine cooler, and induction hob. A door from here leads to a back lobby with storage for coats and shoes and access to the garage which has space for a freezer and additional appliances.

Returning to the hallway an archway takes you through to the dining room which again features a stunning panoramic view and plenty of space for a dining table where you can imagine enjoying a leisurely Sunday lunch whilst enjoying the surrounding landscapes. An upstairs cloakroom again with a view, completes this floor.

Stairs lead down to the second floor where there are three large double bedrooms all with ample fitted wardrobes and large windows with far-reaching outlooks.

The principal bedroom, which is very generous is currently arranged with a seating/dressing area which could easily be turned into an en-suite bathroom. In addition, there is a palatial family bathroom with twin sinks, a separate shower, and a huge raised sunken bath.

Completing this floor is another enormous games/gym/amenity room. It currently houses a sauna but could be used for a variety of different purposes and has useful backdoor access to the exterior of the house.

Stairs down to the third floor reveal another lovely double bedroom together with a huge garden room which alternatively could be used as a fifth bedroom with sliding doors to a large deck. The final room on this floor is a practical laundry/utility room.





**Outside** – to the front of the property, there is a layby with off-street parking for several cars, together with separate driveway parking and a garage. There is also a pretty front garden, mainly laid to lawn with a small terrace outside the sitting room window.

Access via a stairway to both sides of the property takes you down to a substantial raised decked area, which then leads down to two terraced gardens.

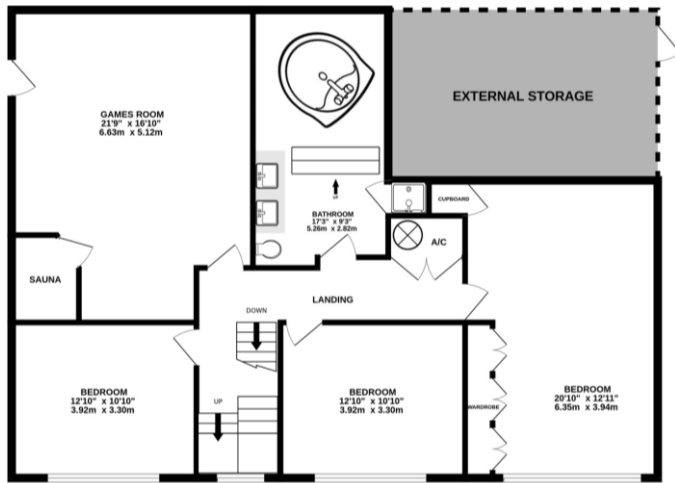
**Location** – Dundry stands 4 miles south of Bristol, (just off the A38), and 12 miles west of Bath. Its lofty situation, 700 feet above sea level at the western end of an exposed four-mile-long ridge, makes it a notable landmark in North Somerset and its dominance is emphasised by a spectacular 15th century church tower. Dundry commands some of the most extensive and beautiful prospects in the west of England and by night, Bristol's lights create a breathtaking scene. To the north-west is a magnificent scenic spread covering some forty miles length of the River Severn in the area of Chepstow, Newport and Cardiff, backed by the Black Mountains and the Brecon Beacons. The Severn Bridges are more recent additions to this aspect. To the south west of Dundry lie the delightful Mendip Hills, and continuing to the south-west can be seen the Quantocks. To the south are the Yeo Reservoir at Blagdon and the Chew Valley Lake.



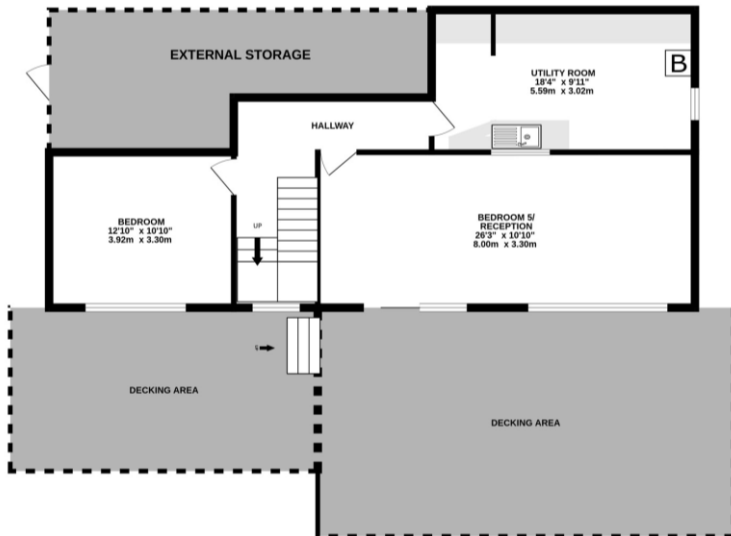




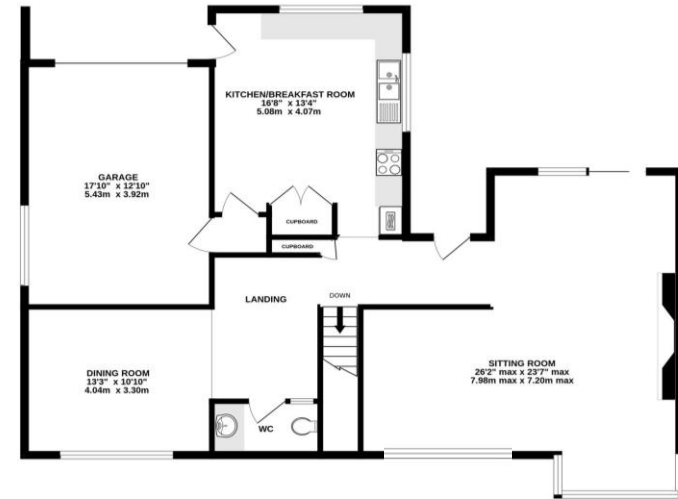
1ST FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 2993 sq.ft. (278.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



**DIRECTIONS** – turn right off the A38 towards Dundry into Dundry Lane after approx. 1 mile turn left onto a small private cul de sac and 89 is the second house along.

**SERVICES** – All mains services

**EPC RATING - C**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** – G £3,348.96 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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