

Nailsea Lodge

Nailsea, North Somerset



An impressive detached Victorian house situated at the end of a private road.

Backwell 1 mile, Bristol 9.5 miles, Nailsea & Backwell Rail Station 0.03 mile, Bristol Airport 5.6 miles, M5 (J20) 7 miles, Nailsea Town Centre 1 mile, Clevedon 7.5 miles
Cribbs Causeway Regional Shopping Centre 12.3 miles
(Distances and times approximate).


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5


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Open plan dining room with sitting room | Drawing room Family room
Kitchen with Aga | Conservatory | Garden room | Utility room | Cloakroom Bedroom 6 with en suite shower room
First Floor: Principal bedroom with en suite bath/shower room and walk-in wardrobe | 2 further bedrooms
En suite shower room | Further shower room | Cloakroom
Second Floor: 2 bedrooms | En suite shower room

Outside

Attached garage with workshop | Well established gardens |Long drive approach


In all about 0.72 of an acre





Situation


(Distances and times are approximate)


Peacefully positioned in a desirable Nailsea cul-de-sac, 1 Bucklands End offers privacy, local convenience, and excellent access to Bristol and the North Somerset countryside.

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Close to Nailsea town centre with Waitrose, independent shops, cafés, and essential services nearby.
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Excellent local schools including Nailsea School and several rated “Good” by Ofsted nearby.
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Well-connected via A370 and M5, with regular bus services to Bristol and surrounding areas.
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Nailsea & Backwell Station nearby, direct trains to Bristol Temple Meads, Bath, and London.
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Bristol Airport is approx. 15 minutes away, offering domestic and international flights year-round.



The Property

Nailsea Lodge is situated almost at the end of a short no through private road in a most attractive hidden setting, sitting almost centrally in its grounds and surrounded by its well established gardens. There is a lovely south facing outlook to wooded hills. Bucklands End is situated just north of the Backwell and south of the Nailsea boundaries.

Nailsea Lodge is believed to be late Victorian and is a perfect family house with all rooms overlooking the gardens. The present owners purchased the property in 1987 and later added a single storey wing to the east in 2008, which included a family room, bedroom with en suite shower room, utility room and single garage with workshop space. This wing has the potential of creating a self contained annexe, subject to any planning permissions.

The original house retains many original features of the period. There are moulded ceiling cornices, dado and picture rails, panelled internal doors with moulded architraves, period fireplaces and a Victorian staircase rises to the first and second floors.

The entrance vestibule has double doors opening into the entrance hall. The drawing room is an elegant room with a bay window and original fireplace. The dining room, with fireplace, has a wide square arch opening into a sitting room and double doors open into the conservatory facing south and west.

The kitchen with limestone floor and Aga, is well fitted with traditional units and integrated appliances including dishwasher, and fridge/freezer. The family room is a lovely light room overlooking the front and rear garden off which is a bedroom with en suite shower room and utility room. An alternative front entrance gives access to a garden room opening to the front lawn.



Outside

The property is approached through double timber gates and over a long drive leading to a generous parking area in front of an attached garage with space for a workshop. The delightful and private gardens surround the house and are well established. At the front of the house, facing south is a large expanse of level lawn with deep well stocked borders, many ornamental shrubs, and inset trees, shrubbery beds and a paved area spanning the width of the house is ideal for entertaining.

The rear garden has terraced lawns, many established shrubs, a variety of plants and a pergola is densely clad with mature Wisteria, Honeysuckle and roses. Along the northern boundary there are five old Lime trees believed to be over one hundred years old. The property totals in all about 0.72 of an acre.

Property Information

Services: Main water, electricity and drainage are connected to the property. Gas fire central heating. Broadband provided by BT

Local Authority:

North Somerset Council : 01934 888 888

Directions (BS48 4PN): When in Bucklands End, drive almost to the end and the entrance drive is seen on the right hand side leading to the property, which is well set back.

Guide Price: £1,350,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

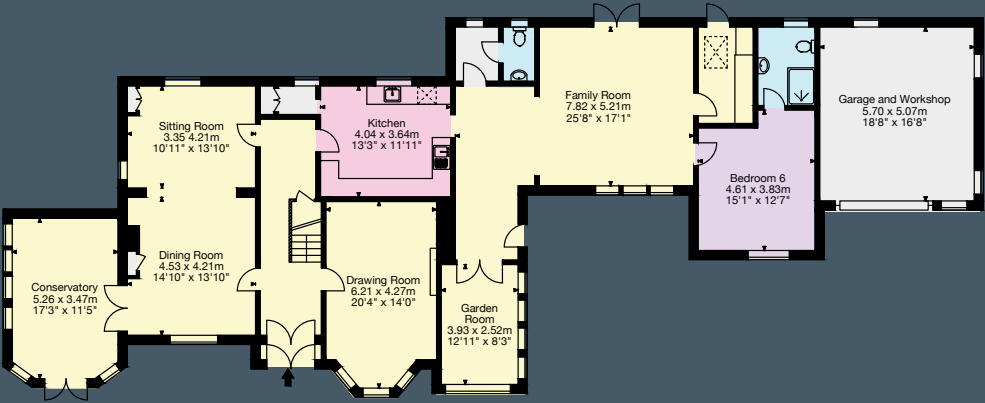
Approximate Gross Internal Floor Area

Main House = 348 sq m /3,745 sq ft

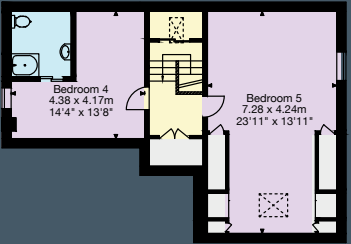
Double Garage = 29 sq m / 311 sq ft

Total Area = 377 sq m / 4,056 sq ft

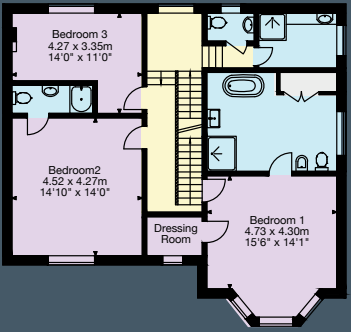
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

Bristol

1 The Mall

Clifton

BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs and videos dated May 2022.

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