



QUARRY MEAD NORTONS WOOD LANE,
CLEVEDON, BS21 7AE

**GOODMAN
& LILLEY**







QUARRY MEAD NORTONS WOOD LANE

CLEVEDON BS21 7AE

GUIDE PRICE
£1,500,000

Do you dream of living in a house which is perfect for you and your lifestyle? One built to your own design, in a peaceful, secluded location but without losing the benefits of being close to shops, motorways and other amenities? If this sounds like your own piece of heaven, we have the perfect spot for you to start to make those dreams a reality!

We have a barn with beautiful parkland views, full planning and a builder ready to create your dream home. We are offering a package of the barn and the build, to reduce the stress of carrying out a self build. The internal layout can be amended to suit your needs and help with finance can also be arranged.

'Quarry Mead' sits within its own private grounds within the Gordano Valley, occupying a commanding position and with the rare benefit of adjoining farmland, extending to 2.27 acres. This is truly an awe-inspiring opportunity to create a unique 4/5 bedroom detached, contemporary style family home, designed to an exceptionally high standard.

Designed over two floors, the generously proportioned accommodation has been cleverly arranged to capture the light and the breath-taking countryside outlook whilst also providing easy modern-day family versatile living. The practically and highly-versatile accommodation includes a special design feature bridge accessing the home from the parking area. The entrance level features three double bedrooms (master with dressing room and en-suite) gym (fifth bedroom) and a family bathroom.

A grand staircase descends to the main living area which is simply stunning and conducive to modern day family living. The kitchen/dining/living room seamlessly interconnect with each other with floor-to-ceiling glass frontage enjoying the countryside views to the west. A fourth/fifth bedroom, cinema/playroom, utility room, pantry, cloakroom, plant room/store completes the internal footprint to this one-off family home. An expansive patio area is conveniently accessed from the living areas which then leads on to a more formal area of garden which then adjoins the rest of the farmland.

Clifton Village – 9.3 miles; Bristol Temple Meads Train Station – 11 miles; Bristol Airport – 11.3 miles; The Downs School – 4.7 miles; M5 (Junction 19) – 3.2 miles.

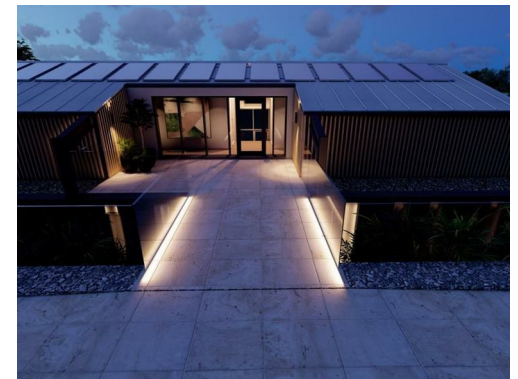
Planning Permission 23/P/1194/FUL

The town of Clevedon is particularly well placed for commuting to Bristol. Apart from the many high street shops, restaurants and food stores the town

and surrounding villages have many an active and popular public house visit and enjoy. The local schools are all exceptional rivalling the nearby private schools such as the Downs Preparatory School at nearby Wraxall which offers schooling for boys and girls aged 4 to 13 years. Clifton College and Clifton High School are within approx. 9 miles travelling distance via the Clifton Suspension Bridge.

There is a plethora of outdoor activities with a choice of scenic walks nearby, as is the National Trust Tyntesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and open parkland. For the commuter the M4/M5 motorway network is reached at Junction 20 of the M5. Clifton Village with its colorful range of high street shops, boutiques and restaurants is accessible via the Clifton Suspension Bridge.

- Contemporary Designed Detached Home
- Semi-Rural Position
- Modern Family Living Accommodation
- 4/5 Double Bedrooms
- Plot & Build Option
- Rarely Available
- 2.27 Acre Plot & Adjoining Land
- Planning Permission 23/P/1194/FUL





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