



Summerlands, 59 Silver Street, Nailsea, BS48 2DS  
£799,950

Steven  
*Smith*

Charming and inviting, Summerlands is a substantial semi detached character cottage situated in the heart of Nailsea, a perfect home for those seeking a blend of historic features and modern comfort. The property is presented in a traditional manner allowing a wealth of original attributes to shine through, evoking a real sense of warmth and nostalgia throughout. To the ground floor, an entrance hall with quarry tiled floor leads to the principal reception rooms including a spacious lounge where a stone fireplace takes centre stage, separate dining room overlooking the gardens and a welcoming study, perfect for those who work from home or who appreciate a quiet spot in which to sit and read. This level is further complimented by a delightful kitchen complete with gas Aga, utility room, utility lobby and useful pantry cupboard/store. Stairs ascend from the entrance hall to the first floor where there are four well proportioned bedrooms, a family bathroom and a separate wc. Summerlands sits in attractive gardens and is certain to appeal to those with green fingers! To the front, the property boasts a generous expanse of neatly tended lawn framed by mature planting with a patio seating area, off street parking and a covered area, ideal for use as a log store or a sheltered seating area. To the rear, there is a further generous lawn and patio with covered pergola, outside storage and workshop. Ideal for outdoor entertaining or simply for enjoying some tranquil moments

in the sun, these gardens are an absolute delight! The town of Nailsea is well served with excellent schools, popular supermarkets and shopping centre. Commuters will appreciate excellent travel links to Bristol either by car, bus or train with Bristol's international airport being just a short distance further.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

##### **Hall**

Quarry tiled floor, staircase to first floor, window with window seat, understairs cupboard.

##### **Sitting Room 17' 11" x 11' 1" (5.46m x 3.38m)**

A woodburning stove is set into a stone surround and hearth with wooden mantelpiece, two windows, one with a window seat and french doors opening out to the front, built in shelves and cupboard storage.

##### **Kitchen 11' 0" x 7' 5" (3.35m x 2.26m)**

Fitted with a range of wall and base units with a mixture of butchers block and granite work surfaces, ceramic sink with mixer tap and drainer. Single microwave oven and grill with four ring induction hob and contemporary extractor hood. Constant hot water tap. Plumbing for

dishwasher, gas AGA, window looking out over the gardens, quarry tiled floor. Door opening to:

##### **Utility Room 12' 2" x 9' 10" (3.71m x 2.99m)**

Almost a continuation of the kitchen and measurements include the WC with wall mounted washhand basin and small window. The utility is fitted with base units with butchers block work surfaces with a stainless steel Belfast style sink with mixer tap, space for separate larder fridge and freezer. Plumbing for washing machine and space for tumble dryer. Pure water softener. Access to the Viessmann gas fired boiler (approximately 3 years old). Quarry tiled floor, skylight, two windows and door giving access to the:

##### **Rear Lobby**

With work surfaces and drawer storage and quarry tiled floor, stable door giving access to the rear garden. Door opens to:

##### **Pantry 7' 0" x 5' 1" (2.13m x 1.55m)**

A proper pantry with the original meat safe, marble slab and shelving, storage below, window, quarry tiled floor.

From the kitchen a door opens to:

##### **Dining Room 13' 3" into bay x 11' 0" (4.04m into bay x 3.35m)**

A lovely bay window provides a pleasant outlook over the immaculate front gardens and drive, pretty fireplace with storage either side. Second window looking out

onto the rear garden. There is also a door back into the hallway.

### **Study 11' 8" x 11' 2" (3.55m x 3.40m)**

With exposed floorboards, window to rear.

### **FIRST FLOOR**

**Landing.** Access to the airing cupboard housing the hot water cylinder with further storage for bed linen etc.

### **Bedroom 1 18' 0" x 11' 3" (5.48m x 3.43m)**

Measurements include a built in wardrobe and exclude a cupboard. Two windows looking out over the gardens.

### **Bedroom 2 14' 1" into bay x 12' 1" (4.29m into bay x 3.68m)**

Pretty bay looking out over the impressive front garden and second window looking out to the rear garden. Sink with tiled splashback, small access inspection hatch to loft space.

### **Bedroom 3 11' 11" x 8' 0" (3.63m x 2.44m)**

Window to rear.

### **Bedroom 4 8' 6" x 8' 2" (2.59m x 2.49m)**

Window looking out to front.

### **Bathroom**

Fitted with a three piece suite of washhand basin, bath and separate shower cubicle with mains shower, extractor fan, partially tiled walls, two windows.

### **Separate WC**

With white WC, window, cupboard.

### **OUTSIDE**

From Silver Street a private drive leads down to Summerlands passing 3 Chestnut trees and a Blue Cedar tree which then curves around to the right hand side where there is an impressive lawn with an incredible array of established shrubs and perennials, small trees to borders and Beech hedging. The driveway then extends to the front of the property providing ample off road parking. A beautiful Wisteria adorns the front of the property. There is then access via the storm porch to the front door of the property with a patio immediately outside. This is certainly a picture postcard property. To the right hand side there is the bbq area of stone construction with a tiled roof. This has been used for entertaining with a built in open fireplace and is also used as a log storage. A door then opens to:

### **The Garden**

This garden will certainly impress and is laid to level lawn with borders. There is a patio and a central pergola stretching to around 30 foot adorned in Vines, Roses and Honeysuckle. To the left hand side of this there are two further areas of level lawn, this was originally a small orchard. The gardens will without a doubt attract the keenest of gardeners. There are further storage areas for garden tools etc and composting, there is also access to the rear lobby and then access to a secure and dry workshop with a lockable door and window, power and light.



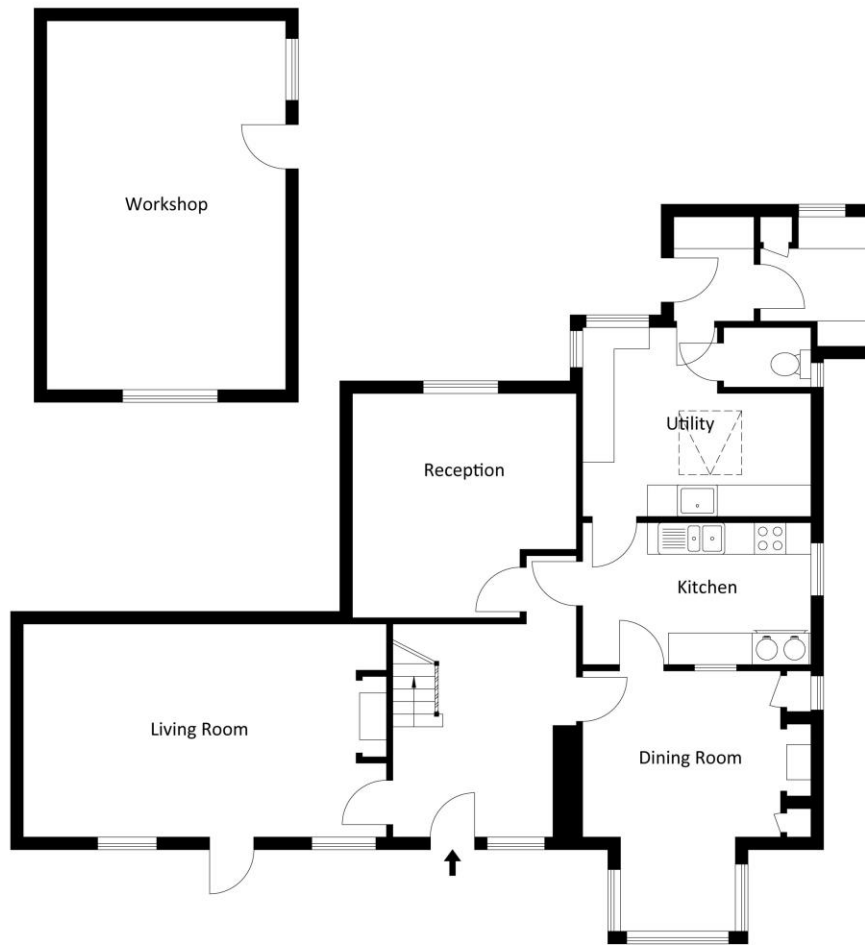






# Summerlands, 59 Silver Street, Nailsea

Approx. Area Including Workshop 1114.10 Sq.Ft - 103.50 Sq.M



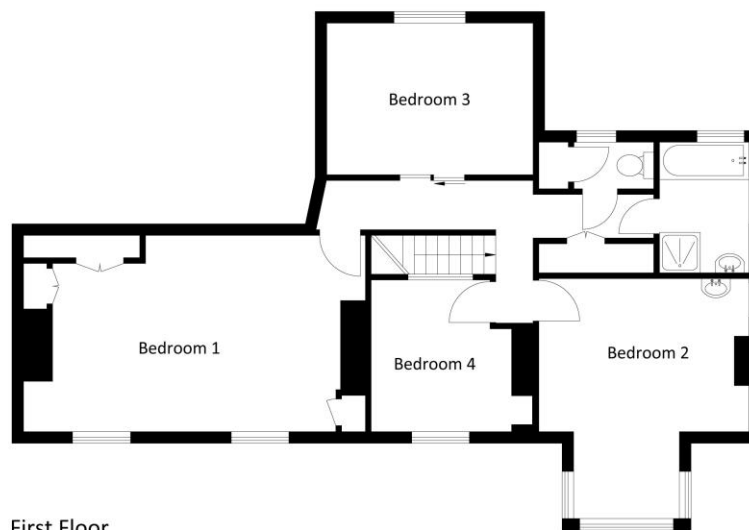
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

# Summerlands, 59 Silver Street, Nailsea

Approx. Area 691.30 Sq.Ft - 64.20 Sq.M



First Floor

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Semi Detached House



Freehold



4



Garden



1



F



3

**EPC** E



Gas Central Heating



Parking



**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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