



10 Manor Way
Failand, Bristol, BS8 3UY

 **RUPERT
OLIVER**
property agents



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A stylish And spacious contemporary three-bedroom (formally four) family house on a quiet sought-after no-through-road in the heart of Failand village; with generous off-street parking, a double garage and a well-established private rear garden.

Fabulous circa 2,320 sq ft three-bedroom detached family house | Generous off-street parking and an integrated 300 sq ft double garage | Full depth sitting room | Superb family kitchen and semi open-plan dining room | Stunning 22' glazed garden room | Utility room and a separate cloakroom | Bedroom one with a large en-suite shower room | Two further double bedrooms and family bathroom | Landscaped south-west facing private rear garden | Lapsed planning consent for a first-floor over-garage conversion EPC: E

Situation

Failand is a sought-after village just over 3 miles west of Clifton village and circa 3.8 miles east of J19 of the M5; with Nailsea & Backwell Train Station (direct trains to London and Bristol Temple Meads) just over 10 mins drive away.

The village, complete with a popular pub and village shop & café provides the perfect backdrop for families looking to live beyond the hustle and bustle of Bristol yet be closely connected to its superb amenities – with open countryside on the doorstep and walks across to National Trust woodland, the Tyntesfield Estate and Belmont Woods for mountain biking and walking trails.

Bristol is renowned for its schooling and many parents local to Failand have children at leading Bristol independent schools such as The Downs, Butcombe Prep and Sidcot; as well as Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids and Badminton School for Girls. The house is also within catchment for both Backwell and Nailsea Secondary Schools.

Close to the house are several leading local golf courses, such as The Bristol & Clifton and The Long Ashton golf clubs, as well as a David Lloyd gym and racquets centre in nearby Long Ashton.







For Sale Freehold

10 Manor Way is a fabulous, detached home, refurbished and extended by the current owner to provide extensive yet effortlessly flexible family accommodation over two floors.

From the front, the dramatic part Zinc-clad and rendered white exterior finish gives the house a contemporary feel, with an abundance of natural light and space throughout the interior.

Previously arranged as a four-bedroom house, the top floor has been sensitively adjusted to create three bedrooms with a superb Master bedroom, but this could easily be returned to four beds if required; with the advantage of lapsed planning consent for a further bedroom suite to be created above the garage – subject to revised planning consent.

Manor Way is a very peaceful and quiet no-through road with No. 10 situated towards the bottom. There is access off the road to several off-street parking spaces, leading up to the generous integrated double garage.

Day to day there is convenient access in to the house via the side, and a spacious inner hall. This is the perfect space to take off coats and boots and drop shopping with easy access into the kitchen.

To the front is the formal front entrance, opening into a useful lobby with further space for coats and boots, before opening up into the entrance hall itself.

This is filled with light from the contemporary oriel window on the stairwell, illuminating the stairs, galleried landing above and hallway below.

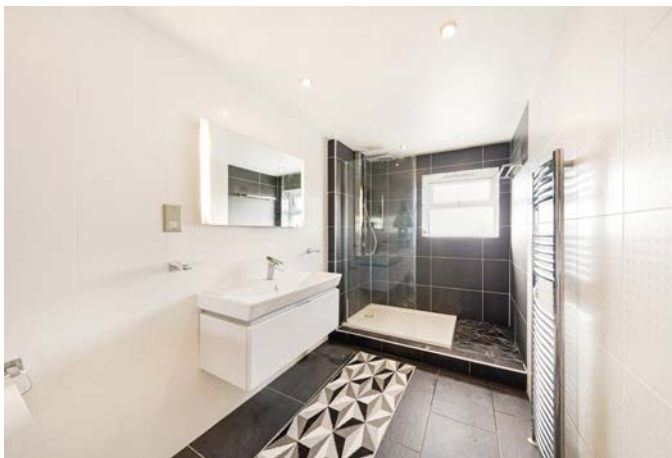
Part-glazed doors lead into the side entrance / inner hall as well as access into the sitting room and a useful ground floor cloakroom.

The kitchen is very well-appointed and semi open-plan with granite flooring and worktops and leads into the dining room creating a lovely light-filled and sociable space overlooking the garden, with access into the utility room; with sliding doors from the utility and bi-folding doors from the dining room opening out into the garden and patio deck.

From the utility room there is also access to a deep store cupboard and access into the integrated garage.

From the dining room a part-glazed door opens into the sitting room, also accessible from the entrance hall, which at some 24' deep is a charming and very elegant space; with a feature electric fire and a light-filled dual aspect.

Sliding glazed doors open into the exquisite, glazed garden room, with double glazed windows to all three sides and a thermo double-glazed ceiling canopy as well; flooding the room with natural light and keeping it cool in the summer months. With radiators linked to the property's central heating, this room is used all year round and





connects the space to the garden and adjacent dining room via the decked outside terrace.

Aside from the kitchen and utility room the whole of the ground floor is covered with French Oak Amtico flooring offering a light and contemporary feel throughout.

Upstairs lie three double bedrooms; with a superb dual-aspect principal bedroom suite created from two former bedrooms. This could equally pivot back to two double bedrooms if required. Currently, however, it is served by a generous en-suite shower room with an oversize walk-in shower, feature wash basin, w.c and a heated towel ladder. An opaque casement window provides light and natural ventilation and the room is fully tiled.

Bedrooms two and three are served by a well-appointed family bathroom; again with natural light finished with a four-piece suite comprising a panelled bath with an integrated shower above, bidet, w.c and wash basin.

From the landing there is access to two store cupboards providing useful storage space; with the second of the two, adjacent to the family bathroom, presenting future access to the first floor garage conversion if ever required.

Outside

The private and peaceful south-west facing garden catches the sun from morning through until night; with an east facing breakfast terrace and south-west facing lawn, along with a timber decked patio leading into the house and perfect for a sun-filled al-fresco lunch.

It is the perfect space for families of all ages to enjoy and entertain in, with a level lawn screened by mature hedges and planted borders; and direct pedestrian access via the side of the driveway as well as from the house via the utility room and the garden room.

To the front a generous driveway allows off-street parking for several vehicles, with a sizeable circa 300 sq ft integrated double garage. This is finished with a concrete screed floor, power and light and also houses the boiler; installed in position and with capacity to future proof and accommodate future building work above.

Services

Mains electricity, water and drainage. Oil fired central heating.

Local Authority

North Somerset Council: 01934 888 888 | Council Tax Band: F

Directions: Post Code BS8 3UY

Viewing: Strictly by appointment with Rupert Oliver Property Agents

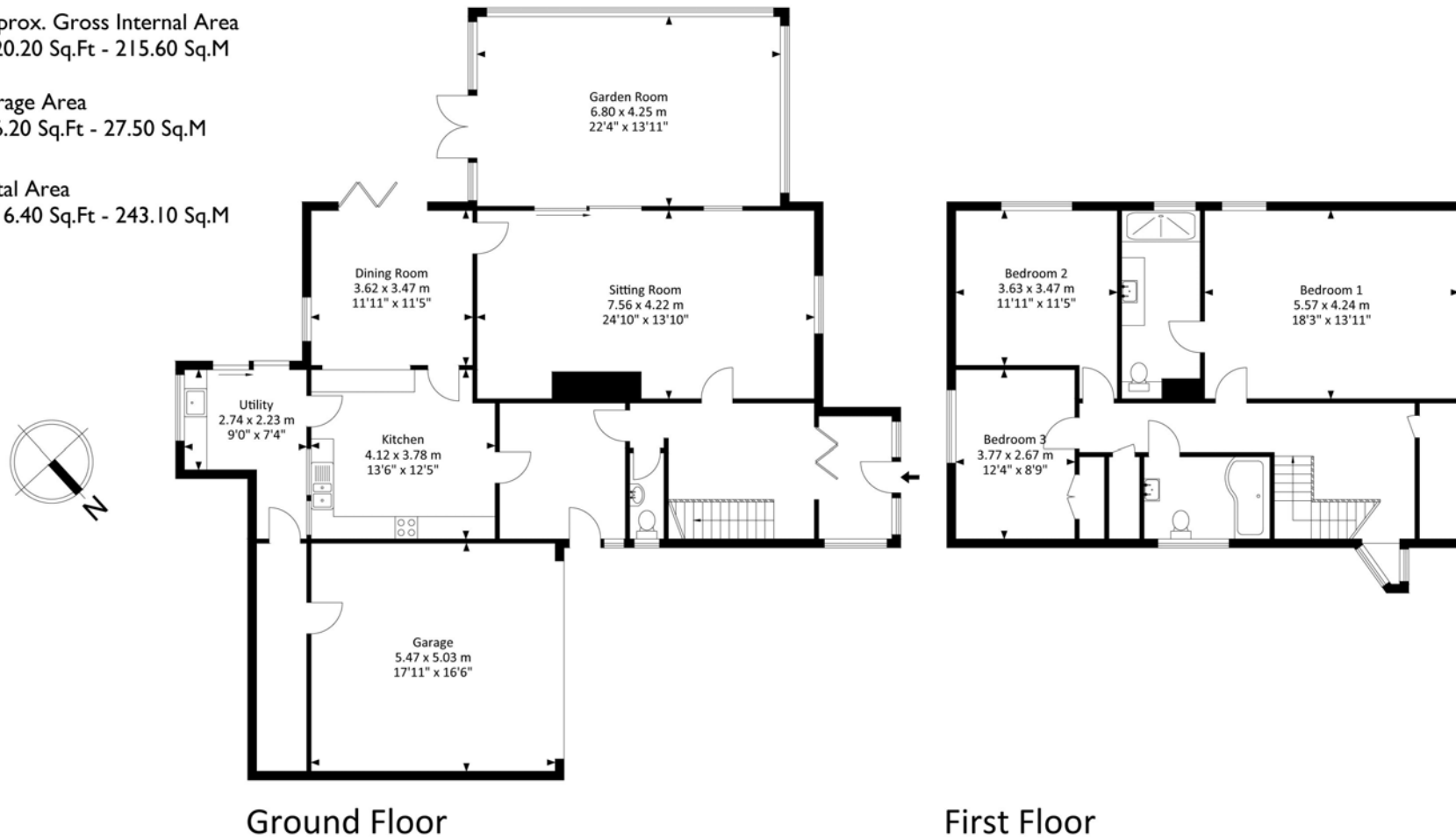


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Approx. Gross Internal Area
2320.20 Sq.Ft - 215.60 Sq.M

Garage Area
296.20 Sq.Ft - 27.50 Sq.M

Total Area
2616.40 Sq.Ft - 243.10 Sq.M



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.