



WHITE BARN BEGGAR BUSH LANE,  
FAILAND, BS8 3TJ

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GOODMAN  
& LILLEY







# WHITE BARN BEGGAR BUSH LANE FAILAND BS8 3TJ

## OFFERS IN EXCESS OF £1,100,000

Set within the highly sought-after Longwood House, White Barn is a substantial and beautifully presented family home offering over 2,700 sq ft of accommodation in a peaceful semi-rural setting—just minutes from Clifton Village.

The current owners have comprehensively updated the home, blending period features such as high ceilings, exposed floorboards and a feature fireplace with high-quality modern finishes, including double glazing and upgrading heating with a new boiler.

At the heart of the home is a superb 24ft x 23ft open-plan kitchen/dining/family room, designed for modern living and entertaining. Featuring underfloor heating, integrated appliances, SMEG range cooker and anthracite Origin sliding doors opening onto the garden, this space creates a seamless indoor-outdoor flow.

A separate 21ft drawing room with a log burner provides a more formal or relaxed living space.

### Accommodation

- Ground floor: Reception hall, drawing room, open-plan kitchen/dining/family room, utility, cloakroom/WC

- First floor: Three double bedrooms, family bath/shower room with underfloor heating

- Second floor: Two further double bedrooms and a modern bath/shower room

### Recent Improvements

- Roof works completed with a 25-year guarantee

- Fully refurbished kitchen and bathrooms

- Upgraded boiler and radiators

- Electric garage door + wine cellar

- New decking and pergola

- Installation of full fibre broadband

### Outside

Set back from the road, a private gated entrance opens onto a long, sweeping driveway. Beyond, double gates lead through an elegant covered archway to a tandem double garage.

The gardens are a standout feature, with level lawns, mature planting and a private walled rear garden, ideal for outdoor dining and entertaining. The archway also provides a versatile, all-weather space for hosting or recreation.

### Location -

Situated on the edge of Clifton, this location offers an exceptional balance of countryside access and city convenience.

- 6–7 minutes to Clifton & Southville

- Bristol & Clifton golf club, Long Ashton golf club and Bristol Cricket club on the doorstep

- Close proximity to leading independent schools and excellent state schools

- Bus stop into Bristol 2 mins from the house, and easy access to nearby train stations

### What our vendors say

We have lived at White Barn for the past decade, and it has been a wonderful place to raise our family. It offers a rare balance of being surrounded by nature while still being just minutes from Clifton and the city.

The house feels private and peaceful, with mature trees creating a sense of seclusion. We have loved the space both inside and out—the garden has been perfect for relaxing and playing, while the archway has been a great space for hosting friends and family.

We have made the most of the surrounding area, with regular walks in Leigh Woods and Ashton Court, as well as easy access to local schools, sports clubs and amenities.

It is a special home that offers space, privacy and convenience in equal measure, and one we will genuinely miss.

A rare opportunity to acquire a substantial, character-rich family home in a prime location—offered to the market with no onward chain. Early viewing is strongly advised.



- Over 2,700 sq ft of beautifully presented accommodation

- Private walled rear garden + landscaped grounds

- Close to Clifton College, BGS & QEJ playing fields

- NO ONWARD CHAIN

- Five double bedrooms across three floors

- Tandem double garage + extensive driveway parking

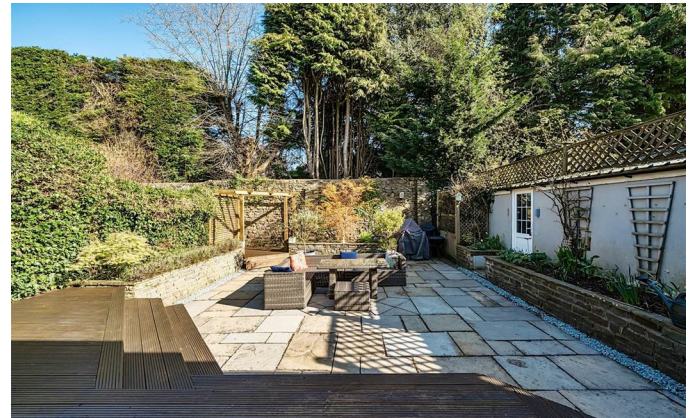
- Extensively upgraded throughout (roof, heating, bathrooms, glazing)

- Stunning 24ft open-plan kitchen/dining/family space with underfloor heating

- Peaceful semi-rural setting just 6–7 minutes from Clifton & Southville

- Full fibre broadband (Gigaclear)

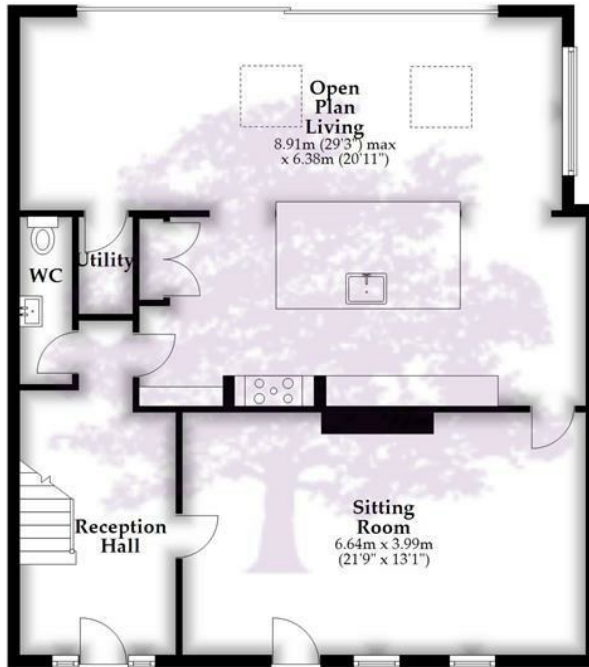




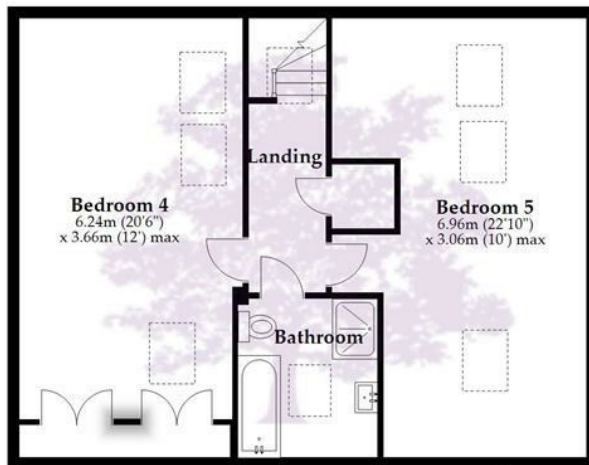
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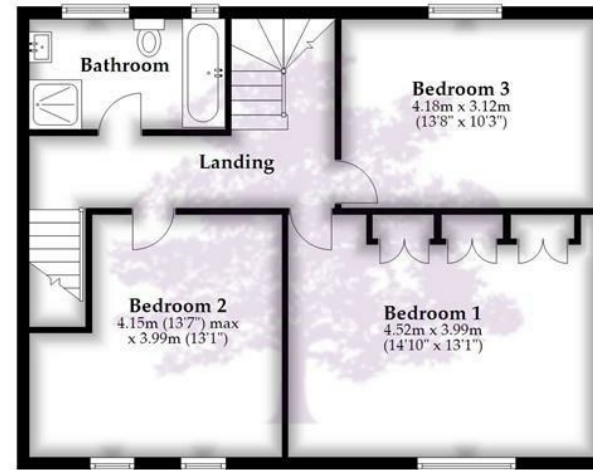
Ground Floor



Second Floor



First Floor



Garage/Workshop



Total area: approx. 252.5 sq. metres (2718.3 sq. feet)

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. Plan produced using PlanUp.

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