GOODMAN & LILLEY



BAKKENWOOD CLAPTON LANE

BS20 7RE



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- Approx. 2883 Sq. Ft
- Stables & Yard
- Further potential to extend (STP)
- Semi rural position
- Approx. 3.24 Acres
- Popular village location
- Summerhouse/Annex (Potential To Extend STP)
- Rarely Available with Land

A substantial detached residence offers an exceptional blend of family living, ancillary accommodation and future development potential. With a detached annex, extensive garaging and two former stables, the property presents a rare opportunity for purchasers seeking versatile accommodation that can adapt to changing family requirements, multi-generational living or home-based business use.

The main house has been thoughtfully arranged to provide spacious and well-balanced accommodation throughout. Upon entering, a welcoming entrance hall provides access to the principal reception rooms and creates an immediate sense of space. The impressive 20ft living room forms the heart of the home, offering a bright and comfortable environment for everyday family life. Double doors lead directly into the conservatory, creating a seamless connection between the interior and the gardens beyond. Flooded with natural light, the conservatory provides an ideal space for relaxing, entertaining or enjoying views of the surrounding grounds throughout the seasons.

Complementing the main reception space is a separate sitting room, providing a cosy retreat away from the hub of the home and offering flexibility as a family room, home office or playroom. The generous dining room is perfectly suited to formal entertaining and family gatherings, while the spacious kitchen/breakfast room provides ample preparation and storage space, creating a practical and sociable environment for modern family living. A useful utility area and ground-floor shower room further enhance the functionality of the accommodation.

To the first floor, the property continues to impress with three well-proportioned double bedrooms. The principal bedroom benefits from fitted storage and enjoys a pleasant outlook, while the remaining bedrooms are equally generous in size and are served by a family bathroom. The layout provides excellent flexibility for growing families, guests or those requiring dedicated home-working space.

One of the property's most attractive features is the detached annex, positioned separately from the main residence and offering a wealth of possibilities. Currently arranged to include a large reception/bar room, separate snug and WC facilities, the building could serve a variety of purposes including guest accommodation, independent living space for relatives, a home office suite, leisure facility or potential holiday-let accommodation, subject to any necessary consents. Its independent nature makes it particularly appealing for multi-generational living or those seeking additional income potential.

Beyond the annex, the property benefits from a substantial garage and two former stable buildings. These versatile outbuildings are currently used for storage and ancillary purposes but offer exciting opportunities for further enhancement. Subject to obtaining the relevant planning permissions and building regulation approvals, the stables could potentially be converted into additional residential accommodation, guest suites, holiday lets, home offices, gym facilities, creative studios or workshop space. Such flexibility significantly enhances both the lifestyle appeal and long-term value of the property.








Approx. 3.24 Acres

















GARDENS & GROUNDS

On entering the property, you are immediately greeted by a sweeping driveway leading to a substantial parking area, complemented by a front lawned garden. Additional land to the side includes a greenhouse and offers excellent potential for further development, subject to the necessary consents, including the possibility of garaging. From this point, a five-bar gate provides access directly into the adjoining fields to the rear.

The rear garden is accessed via the utility room, conservatory, and also from the main parking area, offering a seamless connection between indoor and outdoor space. Beautifully private and predominantly laid to lawn, the garden features a pond and well-stocked floral and shrub borders, creating a mature and established setting. Spacious and serene throughout, the grounds offer an exceptional sense of peace, privacy, and versatility.

SUMMERHOUSE

Positioned to the rear of the garden, the detached outbuilding is a highly versatile and impressive addition to the property, complete with its own private terrace and tranquil pond, creating a peaceful and secluded setting. Currently arranged as a spacious summer house, the accommodation includes a reception area with a wood-burning stove, a dedicated dining space with worksurfaces, and a separate WC, making it ideal for year-round use. Constructed with brick and rendered elevations beneath a pitched tiled roof, the building has a more substantial, almost house-like feel, offering clear potential for a variety of uses. Subject to any necessary consents, it could be adapted and extended to create an independent annexe for a dependant relative, home office suite, or guest accommodation, providing exceptional flexibility to suit a range of needs.

LAND (3.24 ACRES)

The land extends in total to approximately 3.24 acres, arranged as two principal enclosures of pastureland, complemented by an area of established woodland copse which provide valuable enclosed natural shelter, and a well-suited environment for poultry. The land also benefits from existing pig sheds and ancillary structures, providing useful on-site infrastructure. The land is well equipped for practical rural use, with the benefit of mains water and electricity connected on site, enhancing its functionality for livestock management and general agricultural operations. The boundaries are well fenced throughout, providing secure and clearly defined enclosures suitable for grazing and stock rotation. Access is a notable feature of the holding, with direct entry from the main property alongside a further, highly practical access point from Caswell Lane, offering excellent convenience for agricultural machinery, livestock movement, and deliveries. This secondary access significantly improves operational efficiency and overall usability of the land.

LOCATION

Clapton in Gordano is a highly sought-after North Somerset village, nestled within the picturesque Gordano Valley between Portishead and Clevedon. Surrounded by rolling countryside and scenic walking routes, the village offers an enviable blend of rural tranquillity and modern convenience. At the heart of the community is the renowned Black Horse Inn, a popular village pub well regarded for its welcoming atmosphere and dining. Nearby Portishead provides an excellent range of shopping, leisure and educational facilities, together with the marina and waterfront attractions. The long-awaited reopening of the Portishead railway line will further enhance connectivity to Bristol, complementing the area's excellent road links via the M5 motorway. The village is also well placed for access to highly regarded local schools, including Gordano School, making it particularly attractive to families. Combining countryside charm, a strong community spirit and excellent transport connections, Clapton in Gordano remains one of North Somerset's most desirable village locations.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F – North Somerset Council.

Energy Performance Certificate: EPC Rating D (current certificate available upon request).

Services: Mains electricity, drainage, and water are connected. Oil-fired central heating

Broadband & Mobile Coverage: Interested parties are advised to make their own enquiries regarding broadband availability and mobile phone signal strength, as coverage can vary depending on provider and location.

Important Notice: These particulars are intended to give a fair description of the property but should not be relied upon as statements of fact. All measurements, floor plans and areas are approximate and provided for guidance only. Services, appliances and equipment have not been tested by Goodman & Lilley and no warranty can be given as to their condition or suitability. Purchasers are advised to make their own enquiries through their solicitor and surveyor.

Agent's Note: The detached annex and former stable buildings offer considerable flexibility and may present opportunities for alternative uses or conversion, subject to obtaining any necessary planning permissions, building regulations approval and other statutory consents.



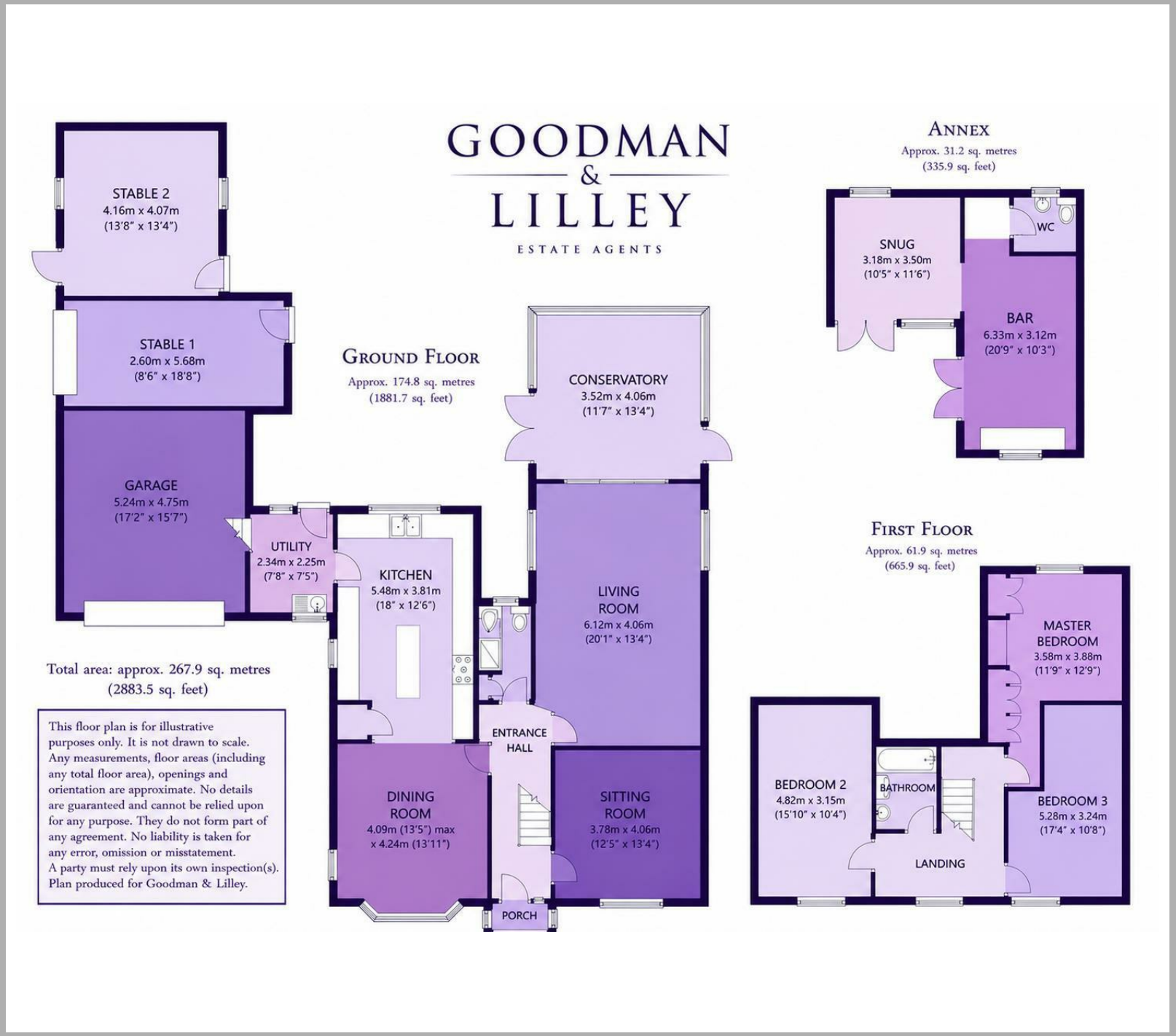












Total area: approx. 267.9 sq. metres
(2883.5 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose. They do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Goodman & Lilley.

BAKKENWOOD
CLAPTON LANE

BS20 7RE

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2883.50 SQ FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

Goodman & Lilley

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