



CHELSEA MEWS  
FAILAND  
BRISTOL

# 1 CHELSEA MEWS, SIXTY ACRES CLOSE, FAILAND, BRISTOL, BS8 3UH

A BEAUTIFULLY PRESENTED, AND WELL LOVED, FAMILY HOME IN THE DESIRABLE VILLAGE OF FAILAND. THE LIGHT, BRIGHT AND SPACIOUS ACCOMMODATION IS IMMACULATEDLY PRESENTED, AND FINISHED TO A HIGH SPECIFICATION THROUGHOUT. THE PROPERTY EXPLOITS ITS ORIENTATION SUPERBLY AND IS COMPLEMENTED BY CLEVER LANDSCAPED EXTERNAL RECEPTION AREAS ALLOWING ANY FUTURE OWNER THE OPPORTUNITY TO ENJOY GENUINE “AL FRESCO” LIVING.

## SUMMARY OF ACCOMMODATION

On entering the property one is immediately aware of the feeling of space and natural light. On the ground floor accommodation flows effortlessly with the principle room being the large Kitchen/Dining/Living room which is beautifully appointed with a contemporary white handleless kitchen which is beautifully dressed with a white granite worktops, and incorporating a myriad of quality integrated appliances. The room divides informally into natural kitchen, dining and living spaces with a Morso Wood burner, and bifold doors open to the garden. Off the kitchen there is a separate utility room with back door. The Sitting room and Family room are generously proportioned, and enjoy the continued theme of being light and bright. A really strong attribute of the property is a separate Boot Room with excellent built in storage which leads through to a laundry that enjoys rear access to the garden for families to utilise after a countryside walk or post sporting fixtures.

Upstairs the property is well balanced with four double bedrooms, all of which offering excellent storage. The decedent Master bedroom boasts a lovely ensuite with twin sinks, WC and a large walk in shower, there is also an entire wall of fitted wardrobes. The three further double bedrooms benefit from a well appointed, beautifully tiled family bathroom with a bath, separate shower, wash basin and WC.

Outside the property fronts Chelsea Mews and has parking for two vehicles, but in reality the property is primarily accessed via a private lane to the rear where electric gates afford access to off street parking for two vehicles, and a detached double garage. The property also benefits from a comprehensive CCTV system.

The gardens are designed to be low maintenance, with charming sitting areas to follow the sun all day with clever lighting and water features, making this a wonderful home for entertaining, and areas of lawn laid with astro turf. There is also a large garden shed which benefits from power and light.

## LOCATION

The popular village of Failand lies approx 3.5 miles from Isambard Kingdom Brunel’s famous Suspension bridge which allows direct access to Clifton Village, with its wealth of fashionable shops, boutiques, bars and restaurants as well as Bristol City Centre. The village itself offers amenities including a cafe/farm shop, public house, village hall, cricket pitch and church. Long Ashton Village (approx 2 miles travelling distance) offers a further variety of shops and recreational facilities. Within 1.5 miles there are two popular golf courses as well as Audley Redwood leisure facility and David Lloyd Sports & Leisure Club. The nearby Ashton Court Estate offers acres of open countryside ideal for walking, cycling and horse riding.

Access to the motorway network at Junction 19 of the M5 is within 4 miles. Bristol International Airport within 7.5 miles and Bristol Temple Meads (with access to London Paddington) within 5 miles. A truly rare blend of a rural location on the edge of the city.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing facilities at “The Wave” in South Gloucestershire.





### **USEFUL INFORMATION**

**TENURE:** Freehold

**EPC – D (57) with potential of C (77)**

**LOCAL AUTHORITY:** Bristol City Council

**COUNCIL TAX BAND:** G (£4,087 for 2026/27)

**BROADBAND:** Ultrafast Broadband – Download up to 1800 Mbps

**MOBILE PHONE COVERAGE:** Data and voice “Variable” available for 02, EE, Three and Vodafone

**NB – Vendor note – Mobile phones seem to work perfectly well with voice and data.**

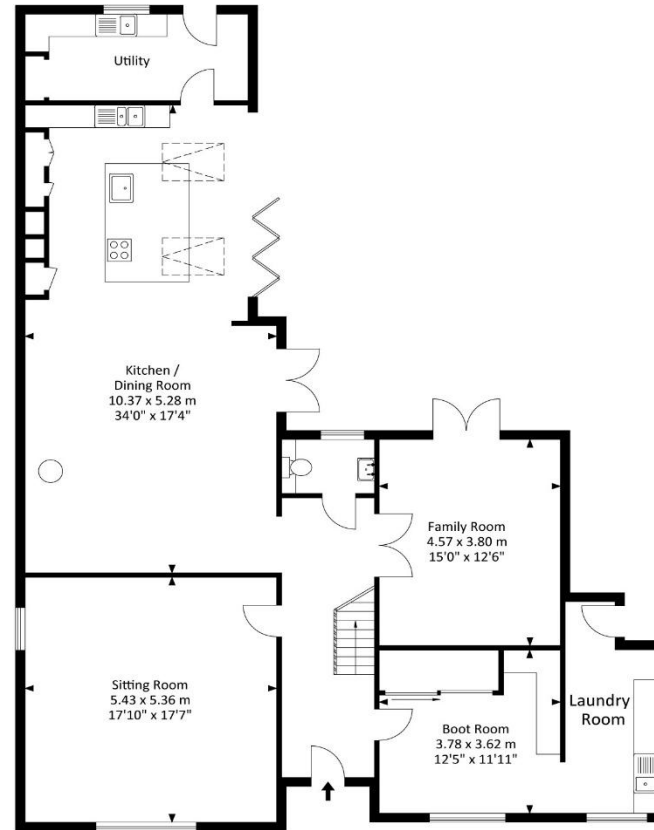
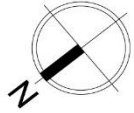
**SERVICES:** The property benefits from mains Electricity, Water and Drainage

### **IMPORTANT NOTE**

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

# Chelsea Mews, Failand, Bristol BS8 3UH

Approx. Gross Internal Area  
2837.4 Sq.Ft - 263.6 Sq.M



Ground Floor



First 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.



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