



THE LAURELS

Flax Bourton, BS48



THE LAURELS, MAIN ROAD, FLAX BOURTON, BS48 3QJ

An attractive 18th century Grade II listed house with adjoining 17th century cottage and a range of stone and tile outbuildings, with open views over its garden to woodland of the Tyntesfield Estate.



Local Authority: North Somerset County Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage are connected. Propane gas fire central heating

Outside: Entrance drive, Part walled gardens, Kitchen garden, Soft fruit cage, Herb garden, Tandem garage, Range of stone and tile outbuildings. In all 0.56 acre

Guide Price: £895,000



THE PROPERTY

The Laurels has come to the market for the first time since 1953 and will require some updating. It is an attractive house dating from the early 18th Century with two Wisterias adorning its front elevation and is approached over a sweeping drive with turning circle. Adjoining the rear elevation is a two-bedroom cottage believed to date from the 17th century which, subject to any planning permission, has potential of being reincorporated within the main house. To the east of the house is a range of stone and tile outbuildings.

The interior is charming and has a warm and friendly atmosphere. Features appropriate to the Georgian period remain, including window shutters and window seats, arched recesses, and a pretty staircase in the hall. The accommodation is arranged over three floors.









THE PROPERTY

The sitting room and dining room overlook the private front garden and the kitchen with a walk-in pantry and conservatory overlook the lovely garden with a view to the Tyntesfield Estate. From the hall, a door leads down to the cellar with flagstone floor and ceiling height. The first floor has two bedrooms and a bathroom, and the second floor has two bedrooms, one with an en suite shower. One bedroom is currently used as a family room to take advantage of the extensive view.

The Cottage

This pretty cottage will require modernisation but has tremendous scope for use as ancillary self-contained accommodation, home office, or by reincorporating into the main house subject to any planning consents. On the ground floor is a breakfast kitchen with staircase to the first floor, and bathroom. The sitting room has a Minster fireplace, beamed ceiling and secondary staircase to first floor. The first floor has two bedrooms, mullion windows, and the secondary staircase to the sitting room.







OUTSIDE

The Laurels is approached under an archway of a tree canopy and tall established bushes hiding the property from the road. There are shaped lawns, a copse, and mature trees include two Beech trees and a well-established productive fig tree. There is an old pond with natural stone edging and shrubs. The drive divides beside a turning circle of tall shrubs to give access to the front of the house and a stone built tandem garage, and access to a courtyard around which is an open fronted barn and a stone-built cottage, used as an excellent workshop.

Adjoining is a lean-to open fronted store leading to a greenhouse and herb garden with box hedging. The rear garden is separated from the front garden and driveway by a high stone wall with an attractive gated archway. The wide-open view across to woodland of the Tyntesfield Estate is superb. Immediately outside the rear of the house is a flagstone area, ideal for entertaining, surrounded by rose and lavender beds and a tall well maintained dense Yew hedge. The garden is enclosed and along the western boundary is a high natural stone wall with a lovely shaped herbaceous border. An inner courtyard leads to a stone and tile outbuilding, known as The Brewery.





SITUATION

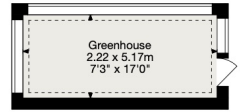
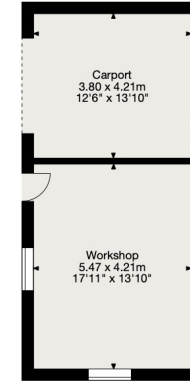
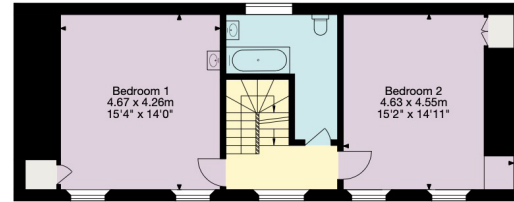
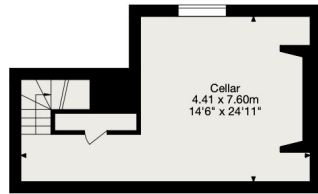
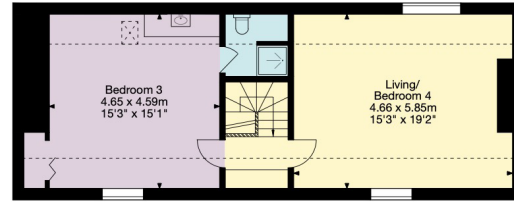
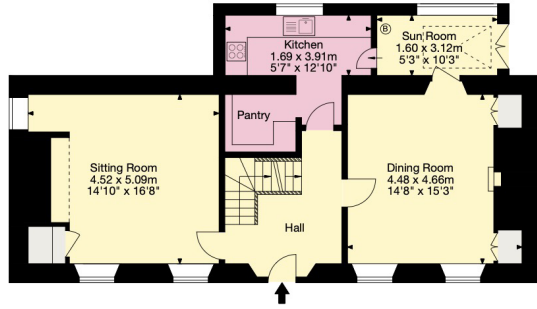
Flax Bourton is a village about 6.5 miles southwest of Bristol and The Laurels is situated beside the Grade II* listed church. The property is screened and hidden from the road behind a stone wall and high well-established shrubs and trees. From the rear garden are superb open views across to woodland of the Tyntesfield estate. The village has a church, village hall, cricket club and primary school which has an 'Outstanding' Ofsted rating. Backwell village has a wide range of shopping facilities including a supermarket, post office/stores, hairdressers, bakery, newsagent, pharmacy and medical and dental practices. Primary schooling is also available at The Downs Preparatory School in Wraxall. Secondary schooling at Backwell Academy which is Ofsted rated as good. There is an excellent choice of private schools in Bristol, also Sidcot Quaker School at Sidcot.





The Laurels

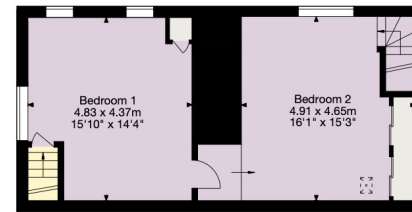
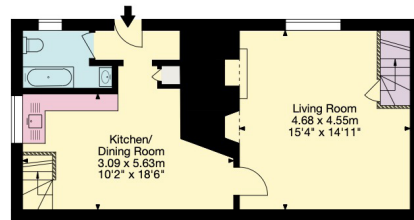
Flax Bourton, Bristol



Main House

Garage / Outbuilding

Gross Internal Area (Approx.)
 Main House = 219 sq m / 2,357 sq ft
 Cottage = 100 sq m / 1,076 sq ft
 Garage = 30 sq m / 322 sq ft
 Outbuildings = 103 sq m / 1,108 sq ft
 Total Area = 452 sq m / 4,863 sq ft



Ground Floor

First Floor

Cottage

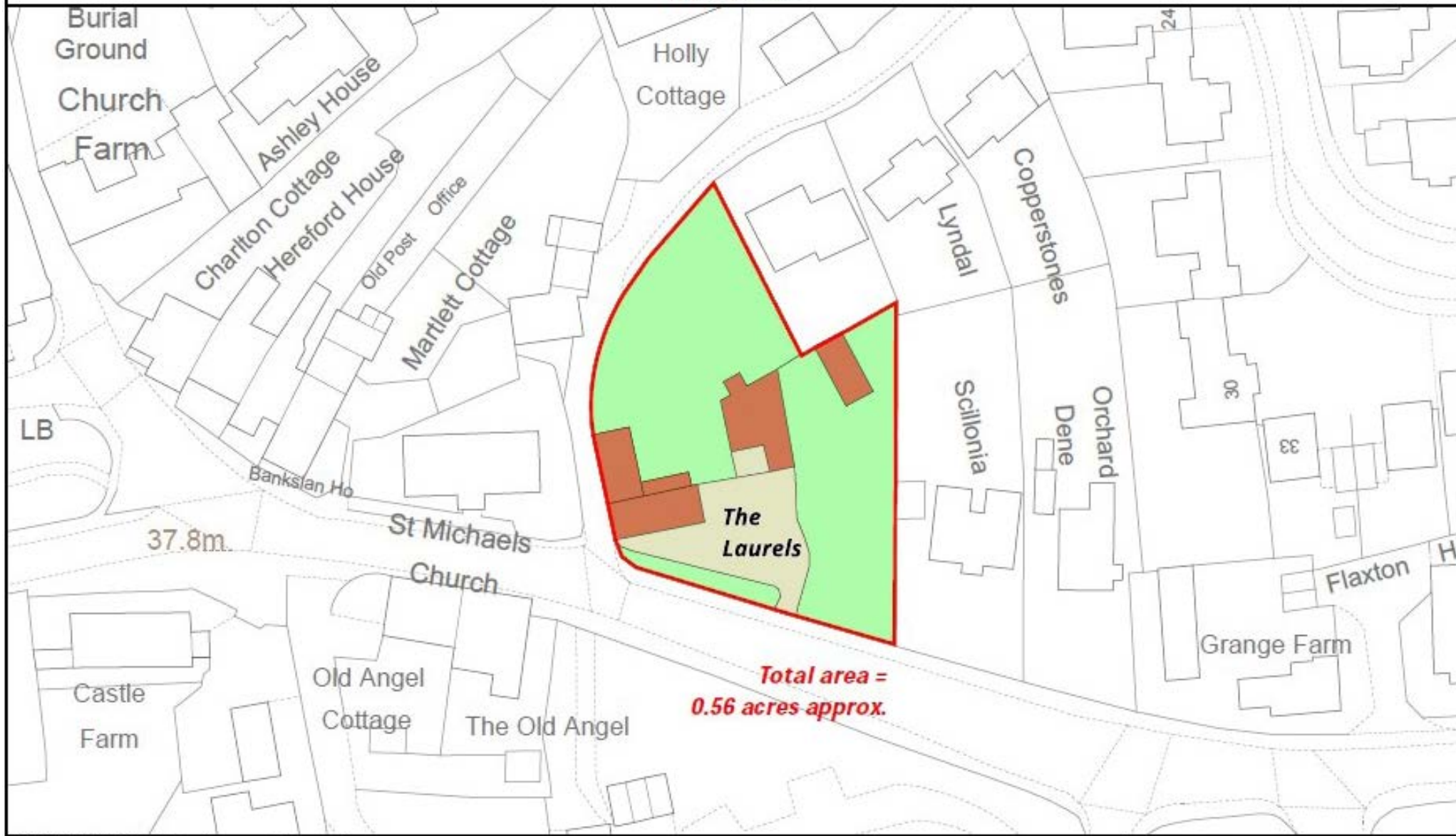
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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