



**Stanshalls Lane, Felton**

**£550,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 5**

**Bathrooms: 2**

**Receptions: 2**

Finished to a high standard throughout and set in the heart of the village is this large, detached family home that has been recently renovated and extended with the addition of another floor providing extra accommodation. The current owners have vaulted the ceilings upstairs which provides a feeling of space and quirkiness whilst the 'Velux' windows provide lots of light to the ground floor. The accommodation briefly comprises an entrance porch with a vaulted ceiling, sitting room with a bay window and log burner, kitchen/breakfast room with granite work surfaces and three Velux windows, handy utility room with WC adjacent. The principal bedroom benefits from a stylish en suite, and on the ground floor you will also find a large family bathroom and a further study/bedroom with doors to the garden. Upstairs are three further double bedrooms and a smart contemporary shower room.



To the front of the house is a smart recently re-surfaced driveway with plenty of off street parking for up to three cars. The rear garden can be accessed from the rear of the house and also a by a handy side access. The recently remodelled and landscaped rear garden enjoys great views and space for parents and children to enjoy, enclosed by painted walls and there is a raised decked area with storage underneath, a fixed shed and a low maintenance and incredibly practical area of artificial lawn.



**What we love about this property...** The newly added floor provides much more space for growing families and the vaulted ceiling gives it an individual look.

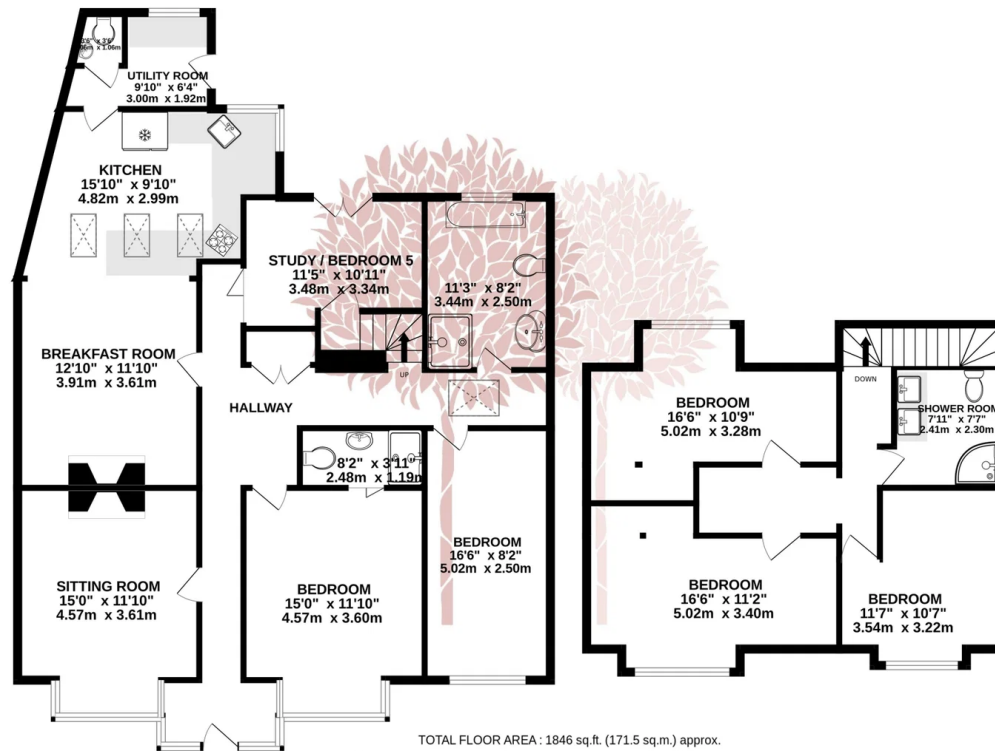


**Our vendor says...** The house is a great size for our large family. We like the fact we have beautiful countryside walks all around but are still within a short drive to Bristol.



GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Situation:** The North Somerset village of Felton has local facilities including tea rooms and church, whilst there are more comprehensive shopping facilities in other villages nearby including Wrington, Winford and Chew Magna. The primary school is at nearby Winford. Secondary schooling is available at the popular Chew Valley Comprehensive School at Chew Stoke, with a daily school bus. Commuting to the city of Bristol to the north could not be easier via the nearby A38 and there is access to the motorway network at Clevedon, and to the south and north of Bristol. Bristol International Airport is also within easy reach with its scheduled and low cost airlines. The Chew Valley is well known for its beauty with the glorious countryside, and the lakes noted for their wildlife, walking and recreational facilities. The Cathedral City of Wells and Georgian Bath are also within reach and there are private schools at Bristol, Wells and Wraxall.

**Directions:** Travelling to Felton from the A38, turn left just after the George & Dragon pub onto Stanshalls Lane and the property is located half way up the hill on the right hand side.

**Material Information:** This property operates on gas central heating. Council tax band: E  
EPC Rating: D

