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43 CLEVEDON ROAD

FAILAND  
BS8 3UL



# £1,150,000

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### SUMMARY

A rare opportunity to acquire this immaculately presented substantial detached residence extending to in excess of 4,000 sq. ft.. This truly magnificent family home represents the pinnacle of refined family living, combining impressive scale with elegant design and exceptional versatility. Set within exclusive gated premises, the property enjoys a high degree of privacy and security, complemented by extensive off-street parking, a car port and a substantial double garage.

Lovingly held and meticulously maintained, the accommodation is arranged over two expansive floors and has been thoughtfully configured to offer both grandeur and practicality in equal measure. The property boasts five beautifully appointed ensuite bedrooms, each offering a sense of comfort and seclusion, alongside an additional study or nursery, ideally suited to the evolving needs of modern family life.

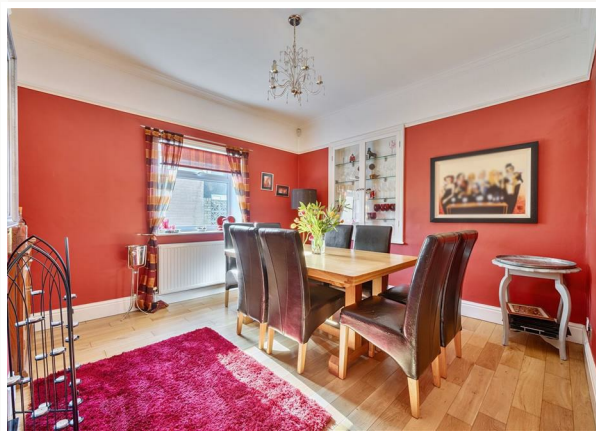
The ground floor unfolds with a series of beautifully proportioned reception rooms, four in total, each offering flexibility of use, whether as formal entertaining spaces, relaxed family living areas, or refined home working environments. These elegant rooms are unified by high ceilings, quality finishes and an abundance of natural light, creating a seamless sense of flow and cohesion throughout.

Undoubtedly the heart and hub of the home is the exquisite open-plan 28ft kitchen/dining room, an expansive and light-filled space designed with both everyday living and entertaining in mind. Framed by large windows and impressive bi-fold doors, this space opens effortlessly onto the rear terrace and gardens beyond, blurring the boundary between interior and exterior living. The kitchen itself is beautifully appointed, offering generous workspace and a sociable layout, perfectly suited to hosting on both an intimate and larger scale.

Externally, the property continues to impress with its remarkable grounds. The delightfully maintained level rear garden extends to approximately 100ft in depth and has been thoughtfully landscaped to create a private and attractive retreat. Expansive lawns are framed by established planting and mature borders, while carefully designed seating and entertaining areas provide ideal settings for al fresco dining and summer gatherings. A charming covered seating area and dedicated barbecue space further enhance the lifestyle appeal, creating a setting as suited to quiet relaxation as it is to vibrant entertaining.

To the front, the property is approached via secure electric gates, opening onto a generous driveway that provides ample off-street parking for multiple vehicles. The addition of a covered car port and a substantial double garage ensures practicality is delivered without compromise to the home's overall sense of elegance and presence.

This outstanding residence offers a rare and compelling combination of scale, sophistication and adaptability. Perfectly suited to discerning purchasers seeking a distinguished family home, it provides an exceptional opportunity to enjoy luxurious living within a highly sought-after setting, all within easy reach of Bristol and its surrounding countryside.







## LOCATION

Nestled on the rural fringes of Bristol, Failand is widely regarded as one of the region's most exclusive and desirable residential enclaves, offering an exceptional fusion of countryside tranquillity and effortless urban connectivity. This highly coveted village setting is defined by its unspoilt natural beauty, with rolling pastureland, ancient woodland and an abundance of scenic walking, cycling and riding routes creating a truly idyllic backdrop for refined country living.

Despite its peaceful, semi-rural character, Failand enjoys remarkable proximity to the vibrant heart of Bristol. Just a short drive away lies the ever-popular Clifton district, renowned for its iconic architecture, boutique shopping, artisan cafés and award-winning restaurants, while the city centre provides a diverse cultural offering including theatres, galleries and a thriving harbourside. This unique positioning allows residents to enjoy the serenity of village life without compromising on access to first-class amenities and social attractions.

A particular highlight of the area is the nearby Ashton Court Estate, an expansive and historic estate extending to over 850 acres. Offering a wealth of leisure opportunities including championship golf courses, equestrian trails, mountain biking routes and beautifully maintained parkland, it provides an exceptional resource for outdoor recreation quite literally on the doorstep. The surrounding countryside further enhances the appeal, with a network of footpaths and bridleways ideal for exploring the wider North Somerset landscape.

Within the village itself, Failand maintains a strong sense of community, complemented by a small but well-curated selection of local amenities. Within walking distance is the charming Honey & Ginger Café which offers a relaxed setting for brunch and informal dining, while the much-loved Failand Inn provides a traditional yet refined pub experience. You can also walk to the beautiful and historic National Trust estate at Tyntesfield. The nearby village of Long Ashton further enhances everyday convenience, offering a range of independent shops, quality food outlets and additional dining options.

Failand is also exceptionally well placed for transport connections, making it particularly attractive to those requiring access beyond the immediate area. Bristol city centre and Clifton are both within easy driving distance, while the nearby A369 provides direct access to the M5 motorway network, facilitating travel to the South West, the Midlands and beyond. Mainline rail services are available from Bristol Temple Meads, offering fast and regular connections to London and other major destinations, while Bristol Airport is conveniently accessible, providing an extensive range of domestic and international flights.

Combining privacy, prestige and outstanding connectivity, Failand represents a truly exceptional location. It offers a rare opportunity to enjoy the very best of country living, seamlessly balanced with access to the commercial, cultural and social vibrancy of Bristol, making it a setting of enduring appeal for discerning purchasers.

## ADDITIONAL INFORMATION

Tenure; Freehold

Council Tax Band: E (North Somerset Council)

EPC: D (Valid until 2035)

Services: Mains Electric, Water & Drainage, Oil Heating





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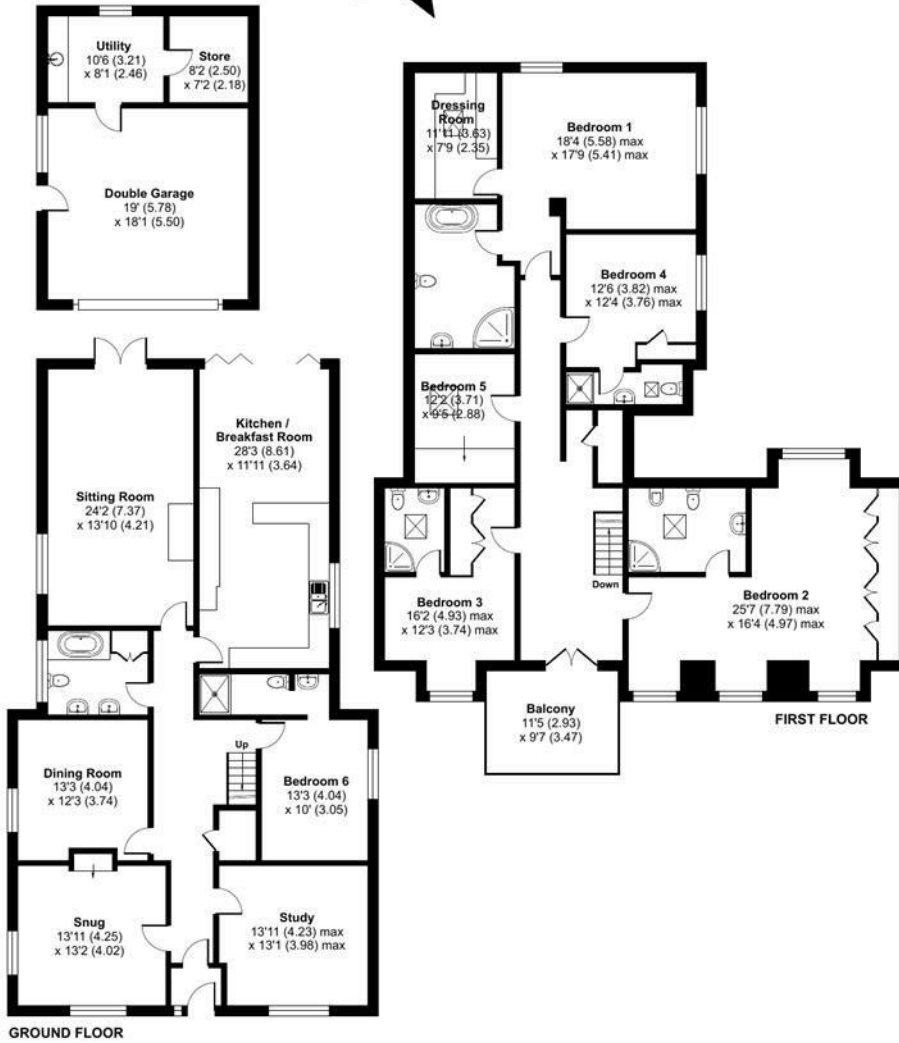
## Clevedon Road, Failand, Bristol, BS8

Approximate Area = 3633 sq ft / 337.5 sq m

Garage = 507 sq ft / 47.1 sq m

Total = 4140 sq ft / 384.6 sq m

For identification only - Not to scale



## FLOORPLAN

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

TOTAL SQUARE FOOTAGE  
4140.00 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 4

BEDROOMS : 5

BATHROOMS : 6

FREEHOLD



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Goodman and Lilley Ltd. REF: 1440887



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