



The White Barn, 9 Longwood House, Beggar Bush Lane
Guide Price Range £1,000,000 - £1,100,000

RICHARD
HARDING



The White Barn, 9 Longwood House, Beggar Bush Lane, Failand, Bristol, BS8 3TJ

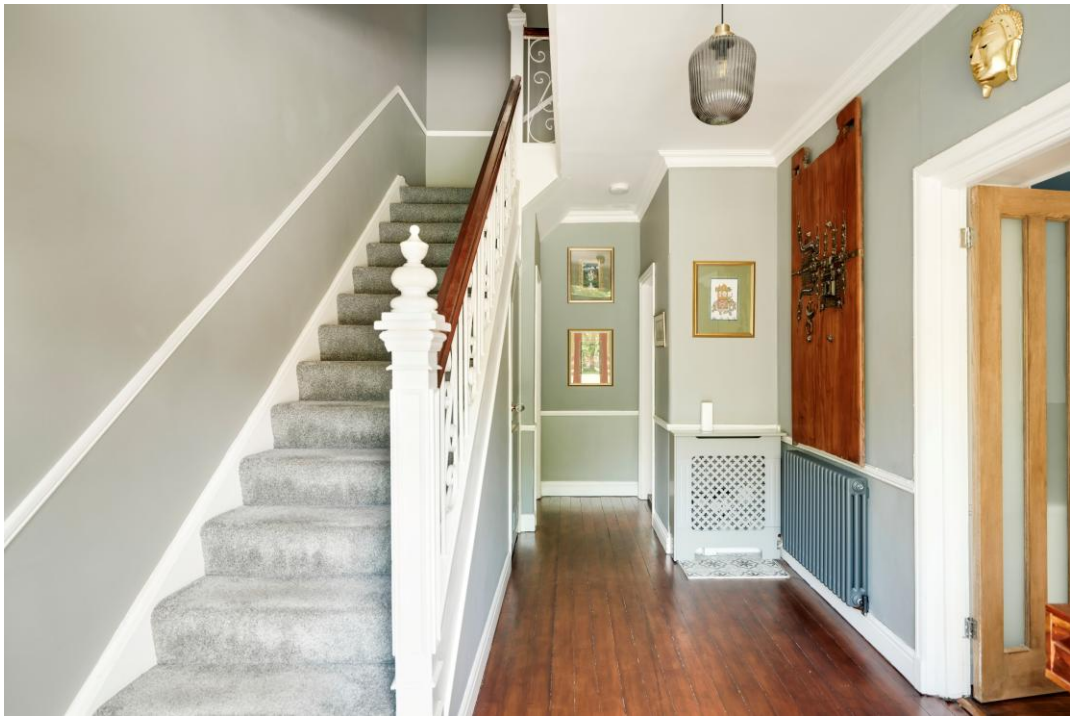
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A most appealing and recently renovated, non-listed, 5 double bedroom, 2 bath/shower room, Georgian period family house, of circa 2,775 sq. ft., offering both stylish and spacious accommodation with vast open-plan kitchen family entertaining space with wide sliding doors onto landscaped rear garden. Set behind a long front garden offering driveway parking and tandem double garage, ideally located in this beautiful semi-rural location just minutes from Clifton Village.

Key Features

- To be sold with no onward chain making a prompt move possible.
- A development known as Longwood was originally built, we understand, as a barracks by Napoleonic prisoners of war in around 1840. Later, we understand, in Victorian times it was an asylum and, in 1950, the whole property was converted into 10 individual homes, each having their own private gardens. It was called Longwood, incidentally, after Napoleon who died in exile at Longwood on the island of St Helena.
- The property enjoys a private entrance with large terrace and an extensive driveway flanked on either side by level lawns and well stocked borders plus clipped hedging. There are double vehicular wooden gates to the side of the property with under archway access to the tandem double garage.
- The present owners have updated the property during their stewardship, harmoniously blending an abundance of period features with stylish contemporary additions. To highlight but a few: fully refurbished kitchen, including removal of a structural pillar, installation of underfloor heating, Anthracite Origin triple paned sliding doors, Smeg range cooker, undercounter wine cooler, and a new dishwasher; installation of new windows to the front and timber composite front door; installed a new boiler and new radiators on the ground and first floor; installed wood burner to sitting room; new carpets for the stairs, landing and first floor bedrooms; newly installed bath/shower room on the second floor; new roof to the back and front roof refurbished using Welsh slate, maintaining the period look and also the same of the archway with 25 year guarantee; NICEIC electrical certificate dated 16 April 2026; large patio created to front of house; installation of electric garage door and side access door, and created a wine cellar to one end.
- **Ground Floor:** reception hall, sitting room (21ft x 13ft), semi open-plan kitchen family entertaining space (28ft x 22ft), utility room, cloakroom/wc.
- **First Floor:** landing, 3 double bedrooms, family bath/shower room.
- **Second Floor:** landing, 2 further double bedrooms (5 in total), additional bath/shower room.
- **Outside:** level sections of lawn neatly separated by clipped hedging and well stocked borders, extensive driveway and parking, tandem double garage, sheltered courtyard rear garden (35ft x 30ft).
- A glorious and exceptionally spacious semi-rural family house just minutes from Clifton Village where an earliest viewing is unhesitatingly recommended to avoid disappointment.





GROUND FLOOR

APPROACH: composite front door with central glazed panel, windows to either side and light, opening to:-

RECEPTION HALL: (17'3" x 8'10") (5.26m x 2.69m) a most welcoming introduction, exposed wooden floorboards and an inlaid entrance mat. Wide staircase ascending to the first floor with handrail and balustrade, moulded skirtings, Victorian style radiator. Useful understairs cloakroom cupboard with wall light point. Oak doors with chrome door furniture and moulded architraves, opening to:-

SEPARATE WC: low level flush wc, wall mounted wash hand basin with hot and cold water taps and splashback tiling, tiled flooring, moulded skirtings, radiator, ceiling light point, extractor fan.

SITTING ROOM: (21'9" x 13'1") (6.64m x 3.98m) having three virtually full height windows overlooking the front garden (two of which also act as doors). Chimney breast with inset woodburning stove set upon a slate hearth with wooden mantelpiece. Base level cabinets with fitted bookshelving, exposed wooden floorboards, moulded skirtings, simple moulded cornicing. Two Victorian style radiators, simple moulded cornicing, two ceiling light points. Oak door with chrome door furniture and moulded architraves, opening to:-

OPEN-PLAN KITCHEN FAMILY ENTERTAINING SPACE: (28'7" decreasing to 24'1" x 22'3") (8.71m/7.34m x 6.78m) a fabulous and extended kitchen family entertaining space with underfloor heating, loosely divided as follows:-

Kitchen/Breakfast Area: comprehensively fitted with an array of handle-less and soft closing base level cabinets and drawers with integral LED strip lighting. Slimline roll edged quartz worktop surfaces with splashback tiling and LED pelmet lighting. Exceptionally large island unit incorporating breakfast bar with undermount double sink and swan neck hot water tap over. Integral appliances including Smeg range cooker with 5 ring induction hood and extractor hood over, wine cooler and dishwasher. Space for American style fridge/freezer with water feed, three ceiling light points, inset ceiling downlights, moulded skirtings, simple moulded cornicing, wood effect tiled flooring. Oak door with moulded architraves and chrome door furniture returning to the reception hall. Wide wall opening through to:-

Living/Dining Room: having 18ft wide powder coated aluminium glass doors overlooking and opening externally to the landscaped rear garden. High sloping ceiling with three Velux windows, additional raised height glazed triangular window to the side elevation, wood effect tiled flooring, inset ceiling downlights, four wall light points. Door with chrome door furniture, opening to:-

Utility Cupboard: space and plumbing for washing machine and tumble dryer on stacker system, raised height shelf, wood effect tiled flooring, inset ceiling downlight.

FIRST FLOOR

LANDING: turning staircase continuing to the second floor with handrail and wrought iron balustrade, which enjoys a good amount of light courtesy of a Velux window, moulded skirtings, dado rail, simple moulded cornicing, understairs storage cupboard, ceiling light point. Doors with moulded architraves and chrome door furniture, opening to:-

BEDROOM 1: (14'10" x 13'0") (4.51m x 3.96m) large window overlooking the front garden towards woodland, moulded skirtings, coved ceiling, Victorian style radiator, ceiling light point.

BEDROOM 2: (13'11" decreasing to 9'6" x 13'0") (4.23m/2.90m x 3.96m) a pair of windows overlooking the front garden towards woodland, moulded skirtings, Victorian style radiator, coved ceiling, two wall light points, ceiling light point.

BEDROOM 3: (13'8" x 10'2") (4.17m x 3.09m) windows overlooking the rear garden, moulded skirtings, coved ceiling, Victorian style radiator, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (11'7" x 5'10") (3.53m x 1.78m) panelled bath with mixer tap and telephone style shower attachment. Large shower cubicle with low level shower tray, wall mounted shower unit and an overhead waterfall style shower. Low level dual flush wc. Wash hand basin and mixer tap plus double opening cupboard below. Travertine tiled flooring, majority travertine tiled walls, pair of windows overlooking the rear garden, heated towel rail/radiator, underfloor heating, inset ceiling downlights, wall mounted mirror with integral lighting. Raised height windows through to the landing.

SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and wrought iron balustrade, which enjoys a good amount of natural light via the aforementioned Velux window, moulded skirtings, radiator, picture rail, ceiling light point. Airing cupboard housing hot water cylinder with slatted shelving. Oak doors with chrome door furniture and moulded architraves, opening to:-

BEDROOM 4: (22'10" x 13'5" decreasing to 9'11") (6.96m x 4.09m/3.01m) canopied ceiling with exposed beams, Velux window to the front elevation and two Velux windows to the rear elevation (all with fitted blackout blinds), exposed wooden floorboards, tall moulded skirtings, radiator.



BEDROOM 5: (20'6" x 11'11") (6.25m x 3.64m) canopied ceiling with exposed beams, Velux window to the front elevation and two further Velux windows to the rear elevations (all with fitted blackout blinds), exposed wooden floorboards, moulded skirtings, eaves storage cupboards, radiator, two wall light points, inset ceiling downlights.

ADDITIONAL BATH/SHOWER ROOM/WC: (9'3" x 8'5") (2.82m x 2.57m) panelled bath with mixer tap and telephone style shower attachment. Large shower cubicle with low level shower tray, built-in shower unit and an overhead waterfall style shower. Pedestal wash hand basin with hot and cold water taps. Low level flush wc. Tiled flooring and majority tiled walls, canopied ceiling with exposed beams and Velux window, heated towel rail/radiator, inset ceiling downlights, wall mounted mirror with integral lighting, extractor fan.

OUTSIDE

DRIVEWAY: tarmacadam private driveway shared between four properties. Double vehicular wooden gates opening to:-

FRONT GARDEN: a private 200ft driveway gives access to the house and tandem double garage, and to either side of the driveway there are level sections of lawn that enjoy a sunny aspect with many specimen trees and clipped hedge borders. A particular feature of the garden are the deep shrub borders which exhibit a plethora of colour with an array of flowering plants and mature shrubs including silver birch, wisteria, cherry, magnolia and acers to name but a view. Double vehicular gates give access to the tandem double garage. Immediately in front of the house there is a two-tiered paved patio with ample space for garden furniture, potted plants and barbecuing etc. Two wall lights to the side elevation.

TANDEM DOUBLE GARAGE: (26'10" x 9'0") (8.19m x 2.74m) via an original archway (the neighbouring property also uses this archway to access their garage).

COURTYARD: (35ft x 30ft) (10.67m x 9.14m) immediately to the rear of the kitchen family entertaining space there is a timber deck with steps having integral lighting rising to a stone paved garden which has been designed for ease of maintenance with ample space for garden furniture, raised height borders on three sides featuring a lovely assortment of flowering plants, mature shrubs and climbing plants. To one corner there is a further timber deck beneath a pergola. Concealed oil tank, outside lighting and double power socket. Personal door giving access to the tandem double garage. Pedestrian gate opening to side.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

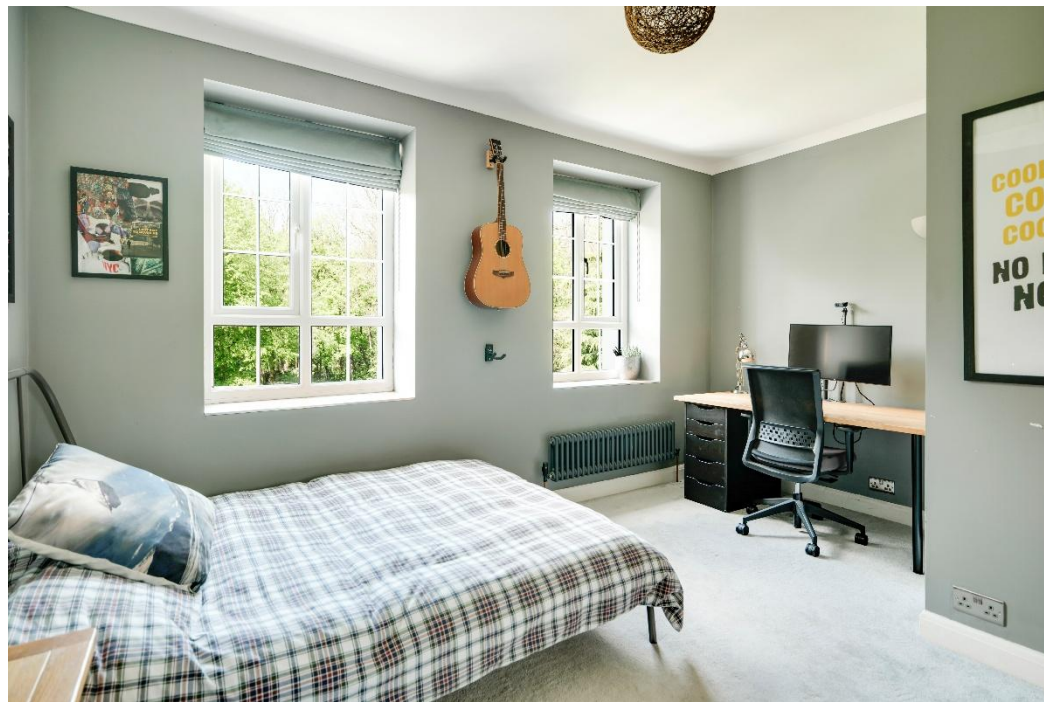
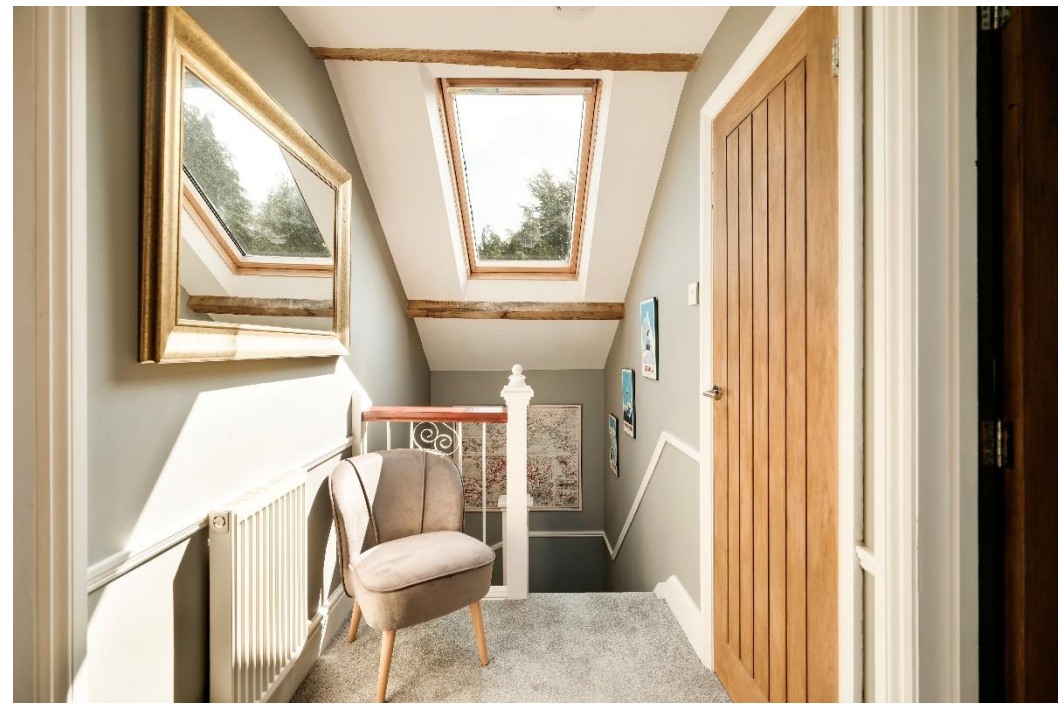
PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

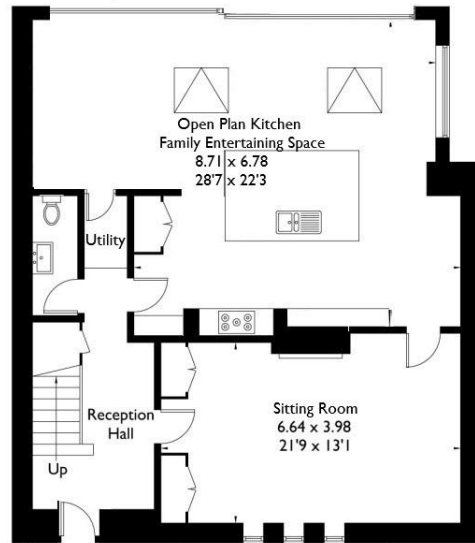
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



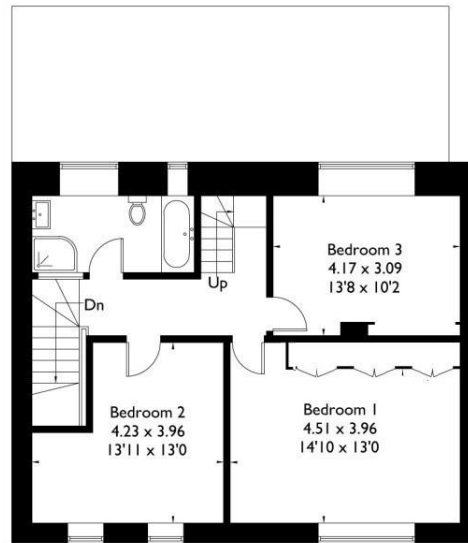


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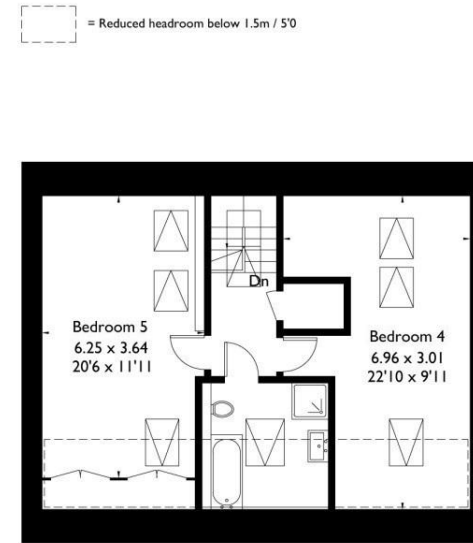
Approximate Gross Internal Area = 257.7 sq m / 2774 sq ft
Garage = 22.5 sq m / 242 sq ft
Total = 280.2 sq m / 3016 sq ft



Ground Floor

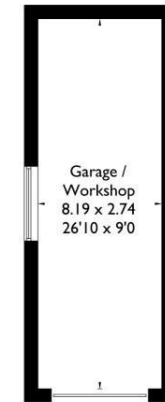


First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)

Job Ref: 147356

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.