



8 BELMONT DRIVE, BRISTOL, BS8 3UT



BELMONT DRIVE

FAILAND, BS8 3UT

- Detached family home
- Three bedrooms & three bathrooms
- Utility room & study
- Secluded gardens
- Close proximity to central Bristol & M5
- Solar panels

SUMMARY

This substantial detached residence offers exceptionally flexible accommodation framed by level, fully enclosed, attractive, semi-wild gardens that provide a high degree of privacy and organic charm. Approached via a secure gated entrance, the property features a gravelled driveway with extensive off-street parking alongside a detached garage and an EV charging point. Upon entering, a functional porch with built-in coat storage leads into a central reception hall complete with a guest cloakroom.

The ground floor living spaces are thoughtfully proportioned for both everyday living and formal entertaining. An impressive dining room enjoys abundant natural light through front-facing windows and French doors opening directly onto the grounds. An adjacent living room, centered around a cozy fireplace, connects via sliding glass doors to a ceramic-tiled conservatory with direct garden access.

At the heart of the home is the dual-aspect kitchen and breakfast room, comprehensively fitted with classic maple cabinetry, mixed granite and solid wood work surfaces, a Belfast sink, and a stainless steel range cooker with an integrated dishwasher. An inner lobby leads to a dedicated utility room with laundry connections and exterior access. Completing the ground floor is a flexible study or fourth bedroom featuring full-height windows and built-in shelving.

Upstairs, the central landing includes built-in linen storage. The main suite offers a generous layout featuring dual aspect lighting, extensive built-in wardrobes, and a private ensuite shower room. A second double bedroom features built-in storage and its own ensuite facilities, while the third bedroom is served by a four-piece family bathroom with a separate shower cubicle. Outside, the semi-wild gardens envelope the home, creating a picturesque and private sanctuary.







LOCATION

Belmont Drive enjoys an exceptional setting within the highly regarded village of Failand, one of the Bristol area's most sought-after residential addresses. Renowned for its rural character, mature woodland and open countryside, Failand offers an enviable balance of tranquillity and accessibility.

The surrounding landscape provides an abundance of scenic walking, cycling and riding routes, with nearby Leigh Woods, Ashton Court Estate and the rolling countryside of North Somerset offering miles of beautiful trails to explore. Outdoor pursuits are further enhanced by several prestigious golf clubs, including Long Ashton Golf Club, Bristol & Clifton Golf Club and Tickenham Golf Club, all within easy reach.

Despite its peaceful village atmosphere, Failand is exceptionally well connected. Clifton and Bristol city centre are just a short drive away, providing an outstanding selection of independent boutiques, renowned restaurants, cultural venues and excellent educational establishments. Junction 19 of the M5 motorway is conveniently accessible, offering straightforward connections to the wider South West, the Midlands and beyond.

Rail services are equally convenient, with Bristol Temple Meads providing direct services to London Paddington in approximately 90 minutes, while Bristol Parkway offers further high-speed connections. Bristol Airport is also within comfortable driving distance, serving an extensive range of domestic and international destinations.

Combining beautiful countryside, excellent leisure facilities and outstanding transport links, Failand continues to be regarded as one of the region's premier locations for those seeking a refined village lifestyle without compromising on convenience.

ADDITIONAL INFORMATION

Tenure; Freehold

Council tax band; E (North Somerset Council)

EPC; D (Valid until 2036)

Services; Mains electricity, water & drainage, oil heating, solar panels (owned)

Broadband type Average download speed Availability

ADSL Under 24Mbps 100%

Superfast 24-100Mbps 100%

Ultrafast 100-999Mbps 100%

Gigabit 1000Mbps 100%

Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.



Belmont Drive, Failand, BS8

Approximate Area = 2237 sq ft / 207.8 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 2408 sq ft / 223.6 sq m
For identification only - Not to scale

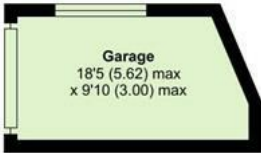
FAILAND
BS8 3UT



FIRST FLOOR



GROUND FLOOR



Garage
18'5 (5.62) max
x 9'10 (3.00) max



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Goodman and Lilley Ltd. REF: 1503125

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

AT A GLANCE

TOTAL SQUARE FOOTAGE: 2408.00 SQ FT
COUNCIL TAX BAND: E
RECEPTION ROOMS: 4
BEDROOMS: 3
BATHROOMS: 3
TENURE: FREEHOLD





HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla