



TICKENHAM, NORTH SOMERSET

BS21



THE LIMES, TICKENHAM HILL, TICKENHAM, BS21 6SW

An impressive and spacious detached family home in elevated,
private park-like grounds, secured by electric gates.



Local Authority: North Somerset

Council Tax band: TBC

Tenure: Freehold

Outside: Integral triple garage, gazebo, garden store, well established walled gardens, belt of woodland. In all 1.12 acres
Mains water, electricity and drainage. Oil fired central heating. Fibre 35 Broadband with upgrade to Superfast available.

Guide Price: £1,350,000



THE PROPERTY

The Limes is set back from the road in a secluded south facing setting surrounded by its garden and grounds which provide a park-like landscape. A belt of woodland runs along the southern boundary. The present owners purchased the property in 1982 and have substantially extended the original mid-century house and also created a single storey 'north wing' which includes a 23' studio with vaulted ceiling and exposed roof trusses, a large office with fitted desking and storage, a sauna and a workshop. Subject to planning permission, this wing could easily be converted to provide further ancillary accommodation, offering flexible space for a range of uses. The property is beautifully presented and takes much of its inspiration from Arts and Crafts aesthetics. High-quality joinery throughout includes oak floors, skirting boards and internal doors, hardwood window frames and external doors, and timber units and worktops in the fitted kitchen.









The 36' drawing room impresses with an engineered oak floor, extensive glazing to three aspects, a glass-fronted wood burner, glazed doors opening to the garden, and folding doors opening to the dining room. In the library, the walls are lined with mahogany book shelves and there is a multi-fuel stove set in a tiled fireplace with mahogany mantel and surround.

On the first floor, the large principal bedroom has an en-suite shower room and WC and a separate dressing room. It has lovely views over the garden to wooded hills to the east and the north. The three further bedrooms also enjoy views towards the hills to the south. One has an ensuite shower room, another has an ensuite WC and there is also a family bathroom.







OUTSIDE

The Limes is approached through electric gates leading to generous parking areas and to the integral triple garage with sliding folding doors and an illuminated inspection pit. The walled gardens are a delight and well established with many mature trees, including fruit trees interspersing the lawns, creating a park-like setting against a distant backdrop of wooded hills. Around the garden are a variety of specimen and ornamental trees, deep beds and borders planted with low maintenance shrubs, a wildlife pond, a kitchen garden, and shaped hedgerows. A courtyard garden has a water feature and a pergola adorned with mature Wisterias. A gazebo overlooks the south-facing lawn.

Fruit trees include apple, pear, plum, quince, cherry, greengage and fig. There is a substantial garden store, with electric light and power, a discreet dustbin store and a large wood store. A belt of woodland, carpeted with snowdrops in early spring, has a pathway meandering through and runs along the southern boundary. In all the property extends to about 1.12 acres.

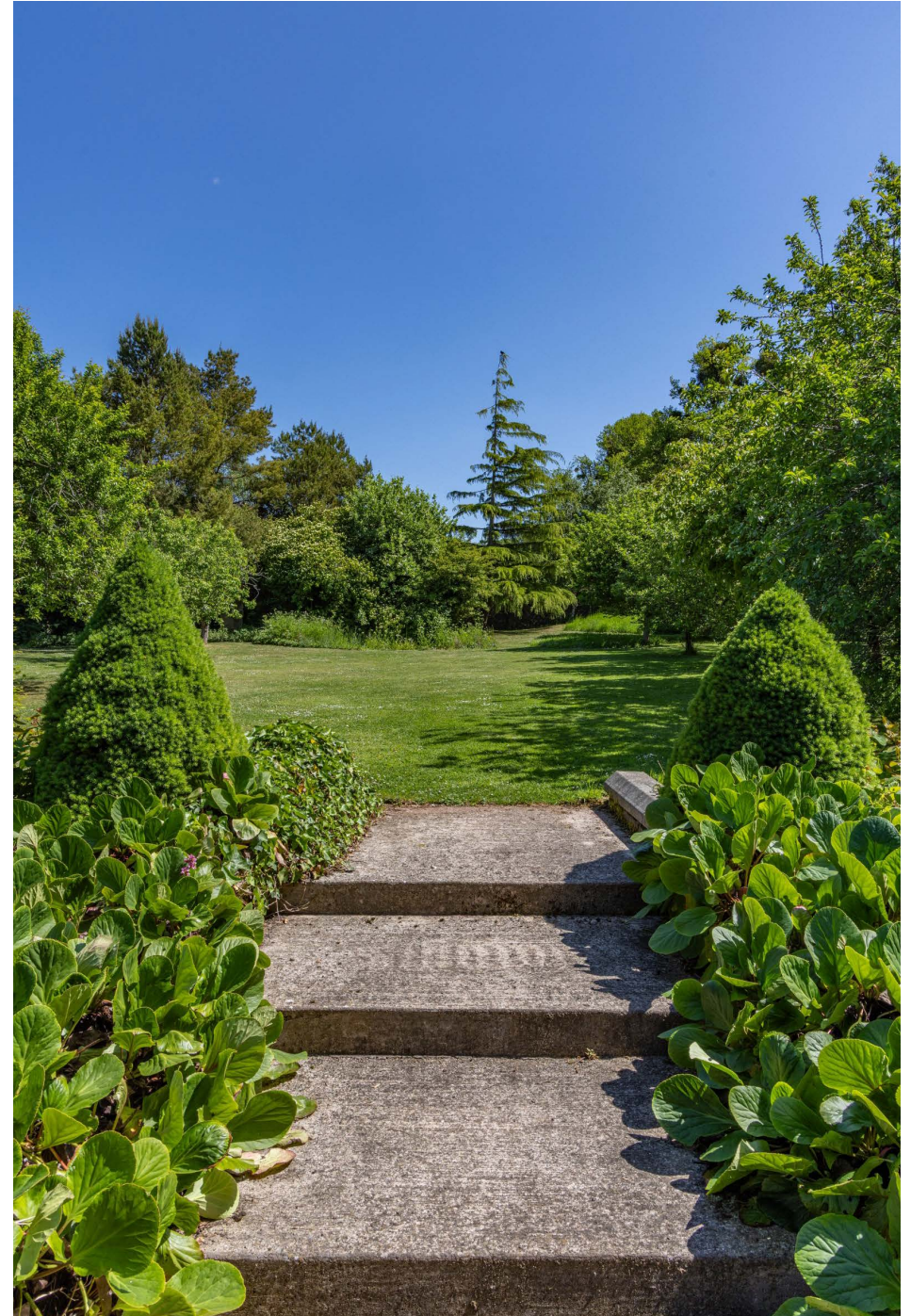




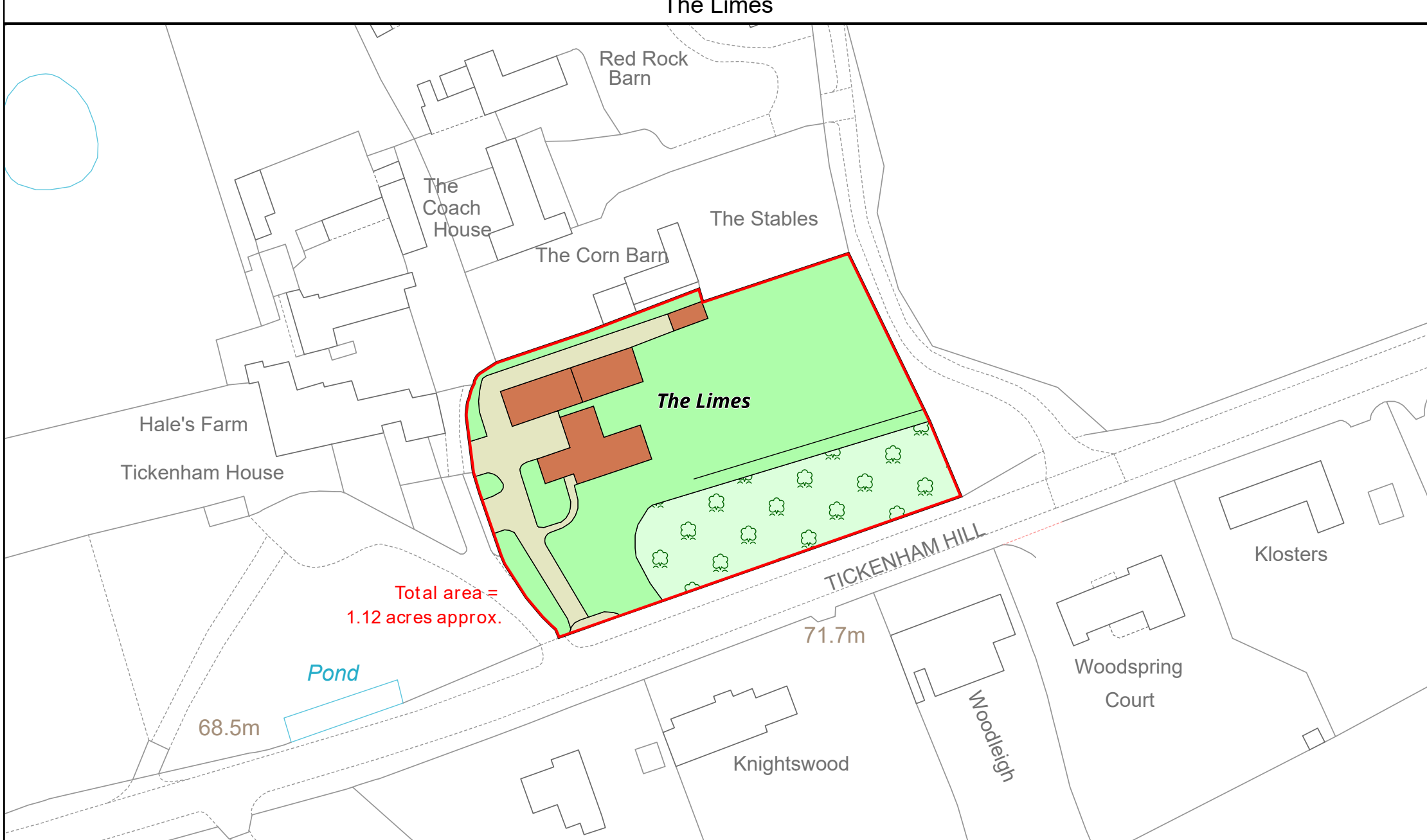
SITUATION & DIRECTIONS

Tickenham is a small village south west of Bristol and only nine miles from the city centre. It has a church, village hall and popular primary school. The nearby town of Nailsea and the coastal town of Clevedon each provide a number of independent shops, supermarkets, cafes and restaurants. There is a variety of lovely walks in the area including the nearby Towerhouse woods, owned by the Woodland Trust, and through the Tyntesfield Estate, owned by the National Trust. The Downs Preparatory School, Wraxall, is near and state secondary schools are at Backwell, Nailsea and Clevedon. There is an excellent choice of private schools in Bristol.

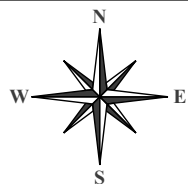
Directions (BS21 6SW): When on the B3128 from the Bristol direction, travel down Tickenham Hill. The entrance drive is on the right hand side, immediately before Tickenham House, and set back slightly from the road.







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Date: 06:08:26
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Title
The Limes

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The Limes

Tickenham Hill, Clevedon

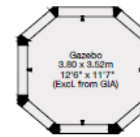
Gross Internal Area (Approx.)

Main House = 396 sq m / 4,264 sq ft

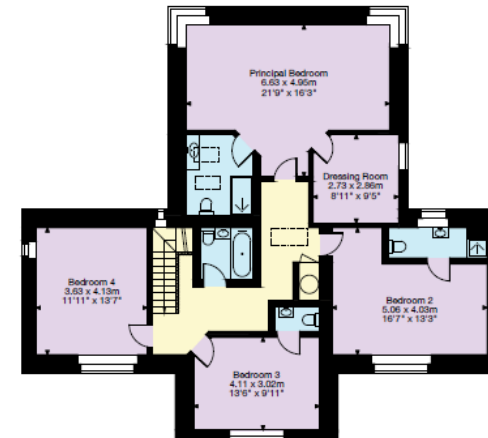
Garage = 46 sq m / 497 sq ft

Outbuildings = 25 sq m / 272 sq ft

Total Area = 467 sq m / 5,033 sq ft



Outbuildings



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

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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Approximate Gross Internal Area = 467 sq m / 5033 sq ft

We would be delighted
to tell you more.

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