



CLEVEDON, NORTH SOMERSET

BS21 7AP



PARSONAGE HAYES, WALTON STREET, WALTON-IN-GORDANO, CLEVEDON

A lovely Victorian family house situated in a secluded slightly elevated setting with stables, land and all weather arena in 2.96 acres with stunning south facing views over countryside to wooded hills.



Local Authority: North Somerset Council

Council Tax band: D

Tenure: Freehold

Mains water and electricity connected. Private drainage. Oil fired central heating. Broadband - Truespeed.

Guide price: £1,500,000



THE PROPERTY

Parsonage Hayes is an attractive Victorian family home with a wealth of period features, including tessellated, quarry tile and timber floors, ceiling cornices, picture rails and original fireplaces, some with marble surrounds. The property has been significantly improved by the current owners, including the installation of a brand new kitchen with central island, complete redecoration throughout, the creation of a larger all-weather arena with floodlights and all-weather sand surface, the installation of solid timber electric double gates and horse-friendly stock-proof boundary fencing. The house enjoys superb views across its own grounds and beyond to surrounding farmland and woodland. Both the sitting room and kitchen/dining room feature bay windows that maximise these outlooks and benefit from marble fireplaces. The snug also features a fireplace with a log-burning stove, while French doors open directly onto the gardens. All four bedrooms enjoy similarly far-reaching views.









OUTSIDE

Parsonage Hayes is approached via a shared private drive and is discreetly hidden from the road behind solid timber electric double gates. The driveway passes the front of the house and leads to a large parking area adjacent to the stable block, which comprises three stables and a tack room. Behind the stable block is a timber hay barn. Vehicular access continues to the all-weather arena (approximately 35x45 metres) with floodlights, situated to the north of the house. In this area there is private pedestrian access through woodland to Walton Common. Tucked away in a secluded setting is a Shepherd's Hut, currently operated as a successful AirBnB let. The gardens lie principally to the south and west and enjoy sunshine throughout the day. There are extensive lawns interspersed with mature and ornamental trees, together with well-stocked shrub borders and a stone-built barbecue. The decking area is accessed directly from both the sitting room and snug through double doors, making it ideal for outdoor dining and entertaining.

The Land

The land is divided into four paddocks, one of which benefits from a field shelter. Two paddocks have automatic drinking supplies and all have shaded areas. A belt of woodland/copse lies along the north-eastern boundary.







SITUATION & AMENITIES

Walton in Gordano is a small and attractive unspoilt village lying in open countryside between Clevedon and Portishead, on the edge of the Gordano Valley. It has a strong community and has a village hall, and church. Parsonage Hayes is situated in a most attractive and secluded setting, slightly elevated, and surrounded by its gardens, grounds and land, against a backdrop of woodland with spectacular views over the valley to wooded hills.

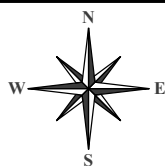
There are primary schools at Wraxall and Tickenham, and at The Downs Preparatory School at Wraxall. Secondary schools are available at Clevedon and Gordano and there is an excellent choice of private schools in Bristol. There are a number of bridleways and pathways in the area and Parsonage Hayes has its own gate opening into woods leading to Walton Common, a Wildlife Trust Nature Reserve. Extensive shopping facilities, cafes, restaurants, supermarkets, and independent shops are available at the coastal towns of Clevedon, and Portishead which includes a Waitrose.



Parsonage Hayes



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Title **Parsonage Hayes**

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Walton Street

Walton-in-Gordano Clevedon BS21

Gross Internal Area (Approx.)
 Main House = 198.6 sq m / 2138 sq ft
 Outbuildings = 65.1 sq m / 701 sq ft (Excluding Shed)
 Total Areas = 263.7 sq m / 2839 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112032

Approximate Gross Internal Area = 263.7 sq m / 2839 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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