



Manor Way

Failand, Bristol, BS8 3UY





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An exceptional opportunity to acquire a highly customizable, four-bedroom family house offering circa 1700 square feet of versatile accommodation, set within beautifully maintained gardens with generous off-street parking and a large two-car garage.

Exceptional detached family home with vast potential | Circa 1700 square feet of flexible, light-filled accommodation | Four well-proportioned bedrooms and two newly refitted bathrooms | Superb family kitchen and separate dining room seating ten or more | Two spacious reception rooms including a sitting room with a working fireplace | Significant potential to extend into the large eaves space (subject to necessary consents) | Immaculately kept, wrap-around front gardens and a colourful, enclosed rear garden | Ample off-street parking for up to 5 or 6 cars and a large two-car garage/workshop | EPC: F

Situation

Failand is a sought-after village just over 3 miles west of Clifton village and circa 3.8 miles east of J19 of the M5; with Nailsea & Backwell Train Station (direct trains to London and Bristol Temple Meads) just over 10 mins drive away.

The village, complete with a popular pub and village shop & café provides the perfect backdrop for families looking to live beyond the hustle and bustle of Bristol yet be closely connected to its superb amenities – with open countryside on the doorstep and walks across to National Trust woodland, the Tyntesfield Estate and Belmont Woods for mountain biking and walking trails.

Bristol is renowned for its schooling and many parents local to Failand have children at leading Bristol independent schools such as The Downs, Butcombe Prep and Sidcot; as well as Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids and Badminton School for Girls. The house is also within catchment for both Backwell and Nailsea Secondary Schools.

Close to the house are several leading local golf courses, such as The Bristol & Clifton and The Long Ashton golf clubs, as well as a David Lloyd gym and racquets centre in nearby Long Ashton.







For Sale Freehold

4 Manor Way is a beautifully maintained, circa 1,700 square foot detached family home situated on a highly desirable, leafy cul-de-sac in the heart of Failand. Over the years, the current owners have taken immense care to update and improve the property, creating an exceptionally comfortable home that offers a once-in-a-generation opportunity for the next custodians to customize and extend it into something truly special.

Approaching the property, a welcoming front porch serves as a lovely transitional space between the pristine front gardens and the main house. The front door opens into a central passage that intuitively connects the ground floor, also housing a useful service cupboard, perfect for everyday household items.

To the right of the hall is a fabulous, light-filled sitting room. Featuring a beautiful working fireplace and hearth, this room boasts large-pane, double-glazed windows on two sides that perfectly capture the afternoon sun and offer glorious views of the expansive front garden.

Straight ahead from the entrance passage lies a spacious, timelessly designed kitchen. The space has been beautifully finished with new composite wood-effect flooring, high-quality hardwood cabinetry and an array of premium appliances, including a Bosch oven, an induction Logik hob with overhead extraction, a full-size dishwasher and a washing machine. Flooded with natural light from large double-glazed casement windows and an entrance door, the kitchen flows seamlessly into the dining room. Offering ample space to seat upwards of ten people, the dining room features matching wood-effect flooring and double-glazed sliding doors that open directly onto the rear gardens—creating a superb indoor/outdoor entertaining space ideal for summer barbecues and alfresco dining.

To the left of the main entrance passage are two highly versatile ground-floor bedrooms and a well finished family shower room. The bathroom has been appointed to a very high specification, featuring attractive tiled walls and flooring, a corner cubicle shower, a heated towel rail, a contemporary vanity unit and patterned frosted glass windows for privacy and light.

Adjacent to the bathroom is Bedroom Three. Wrapped in natural light from double-glazed windows, it comfortably accommodates a king-sized bed and freestanding furniture, making it a brilliant guest room or a spacious home office, benefiting from lovely dual aspect views over the side and front gardens. Past the staircase is Bedroom four, currently functioning beautifully as a study and second sitting room. This impressively proportioned room features oversized windows and wood-effect flooring, offering supreme flexibility as a cozy family snug or an additional double bedroom depending on a family's needs.

Upstairs, the home continues to impress with its abundance of natural light, heralded by a large window at the top of the stairs. The first



floor hosts two further double bedrooms and a second tasteful family bathroom. This bathroom features a full-sized bath, modern tiling, a heated towel rail and large frosted windows for excellent ventilation and privacy.

Bedroom two is a generously sized room easily accommodating a king-sized bed, featuring extensive built-in storage on both sides and excellent views over the rear garden. Positioned at the other end of the hall is the Main Bedroom, a bright, west-facing room flooded with afternoon sunlight. It enjoys lovely views over the front garden, extensive built-in cupboards and highly practical eaves storage.

A unique and incredibly exciting feature of the first floor is found via the airing cupboard between the two bedrooms, which houses the hot water tank and provides loft access. Beyond this cupboard lies access into a massive, unused area of the eaves. This hidden space provides phenomenal potential for customization; subject to the necessary consents (such as a dormer addition), it could easily be transformed into a luxurious en-suite, an additional bedroom, or a sprawling walk-in wardrobe.

Outside

The exterior of 4 Manor Way is just as impressive as the interior. To the front, the property is set back behind a deep parking bay providing generous space for five to six vehicles. The wrap-around front gardens are a testament to the current owners' landscaping efforts—immaculately kept, colourful and perfectly positioned to catch the evening sun.

The driveway leads to an incredibly useful two-car garage and workshop, complete with power, lighting and newly fitted electric roll-up doors. A lean-to shed to the side provides excellent additional storage for garden tools and equipment.

To the rear, accessed seamlessly from the kitchen and dining room, is a truly special garden space. Fully enclosed, vibrant and beautifully maintained, it enjoys a superb amount of sunshine throughout the day. Serenely quiet, both the front and rear outdoor spaces offer idyllic settings for family relaxation, entertaining friends and enjoying the very best of village life.

SerVICES: Mains electricity, water and drainage. oil fired boiler.

Local Authority: North Somerset Council: 01934 888 888
Council Tax: Band H

Directions: Post Code BS8 3UY

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area

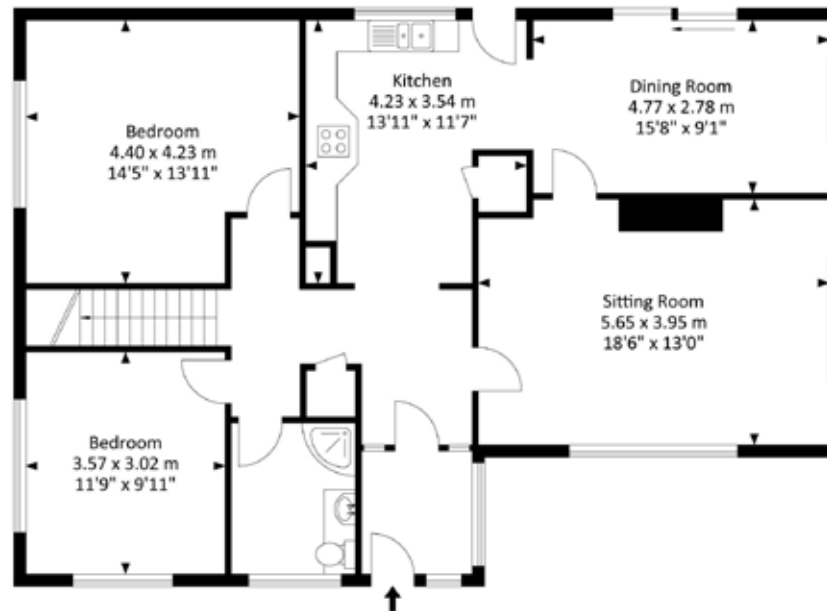
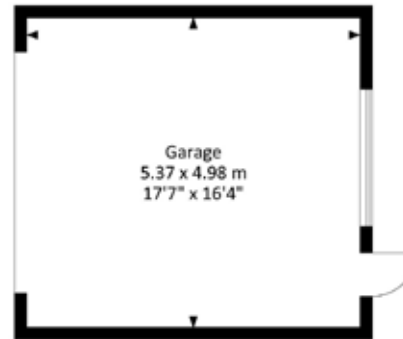
1698.3 Sq.Ft - 157.8 Sq.M

Garage Area

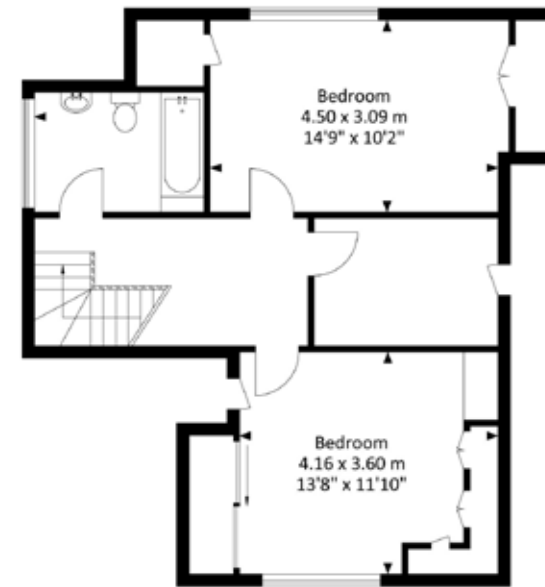
287.9 Sq.Ft - 26.7 Sq.M

Total Area

1986.2 Sq.Ft - 184.5 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.