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THE CAIRN STONEHENG LANE

BS21 6SL



## THE CAIRN STONEHENGE LANE

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- Private lane in the highly regarded village of Tickenham,
- Four bedrooms and multiple reception spaces
- Landscaped grounds extending to over an acre, including private woodland
- Impressive open-plan living with garden room and seamless indoor-outdoor flow
- Elevated position with panoramic valley views
- Contemporary kitchen/breakfast room
- Large double garage, ample parking,
- Convenient access to Bristol, Nailsea & Clevedon

### SUMMARY

Designed to maximise light and outlook, the property offers beautifully balanced and versatile accommodation extending to over 2,000 sq ft. At its heart lies an impressive open-plan living arrangement, where the sitting room and dining room flow seamlessly together, each benefitting from French doors opening into a spectacular garden room. This light-filled space, with its expansive glazing and outlook over the gardens, creates a seamless connection between indoors and out, ideal for both entertaining and everyday living.

The kitchen/breakfast room is thoughtfully appointed with contemporary units, oak work surfaces and space for a range-style cooker and American fridge freezer, with direct access onto a generous sun terrace—perfectly positioned to enjoy the property's enviable southerly aspect. A separate utility room provides practicality, while an additional reception room or fourth bedroom, alongside a stylish ground floor shower room, offers flexibility for guests, home working or multigenerational living.

Upstairs, a striking feature staircase leads to three well-proportioned bedrooms. The principal suite is particularly impressive, enjoying dual-aspect views across both the gardens and valley beyond, complemented by fitted wardrobes and a well-appointed en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom with a whirlpool bath, all presented to an excellent standard throughout.

The grounds are a defining feature of The Cairn. Extending to over an acre, they have been thoughtfully landscaped to take full advantage of the setting, whilst the owner has also installed CCTV to observe and enjoy the plentiful wildlife. A sweeping driveway leads to ample parking and a substantial double garage with the benefit of an EV charging point, while the gardens offer a series of distinct spaces including a large paved terrace, level lawns, mature planting and a delightful area of private woodland. A fully insulated garden room, along with a greenhouse and workshop, further enhances the lifestyle offering, providing ideal spaces for leisure, creativity or home working.

Bordering the protected Tower House Woods, owned and managed by the Woodland Trust, the property enjoys immediate access to scenic walks, with footpaths leading to the picturesque Jacklands Fishing Lakes. Despite its tranquil setting, the property remains highly accessible, with excellent schooling nearby, mainline rail services from Nailsea and Backwell railway station and international connections via Bristol Airport.

The Cairn represents a rare opportunity to acquire a beautifully presented home in an outstanding setting—offering a unique blend of architectural individuality, generous accommodation and exceptional outdoor space in one of North Somerset's most desirable locations.







### LOCATION

Discreetly positioned along a private lane in the highly regarded village of Tickenham, The Cairn enjoys an exceptional setting on the rural fringe of North Somerset. Surrounded by open countryside and set against the protected expanse of Tower House Woods, owned and managed by the Woodland Trust, the property offers a rare sense of seclusion while remaining superbly connected.

The elevated hillside position affords far-reaching views across the valley, with immediate access to scenic walking routes and unspoilt landscapes. Footpaths nearby lead through ancient woodland and down towards the picturesque Jacklands Fishing Lakes, creating an idyllic environment for outdoor pursuits.

Despite its tranquil surroundings, The Cairn is ideally located for access to the vibrant city of Bristol, a leading commercial and cultural hub in the South West, offering an extensive range of fine dining, shopping, and entertainment. The nearby town of Nailsea provides a comprehensive selection of everyday amenities, including supermarkets, independent retailers and leisure facilities.

For commuters, mainline rail services are available from Nailsea and Backwell railway station, offering direct connections to Bristol and beyond, while the M5 motorway network is easily accessible. International travel is also convenient via Bristol Airport, located within a short drive.

The area is well served by a selection of highly regarded state and independent schools, further enhancing its appeal for families seeking both lifestyle and connectivity.

Combining rural tranquillity with excellent accessibility, Tickenham remains one of North Somerset's most desirable and sought-after locations.

### ADDITIONAL INFORMATION

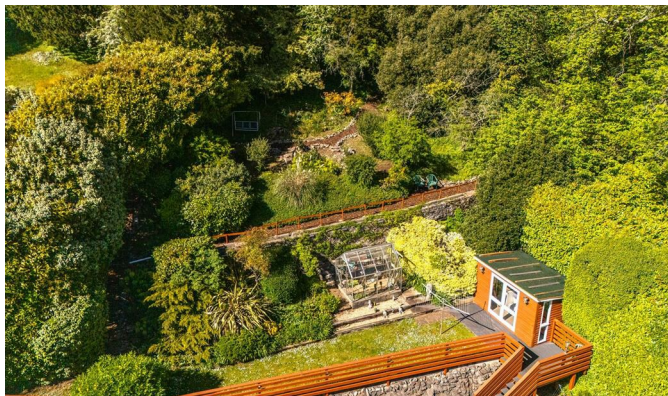
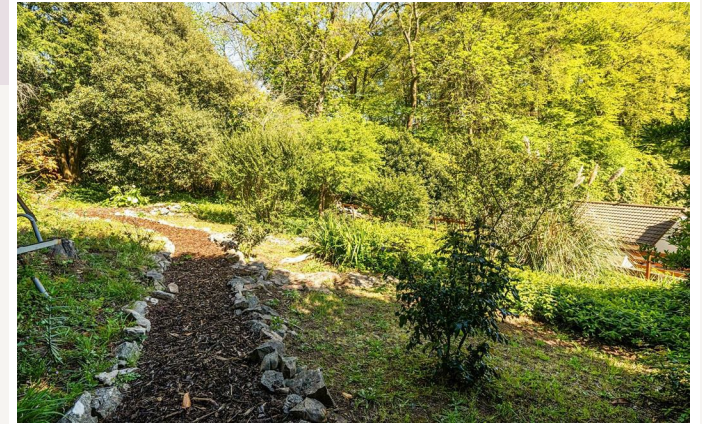
Tenure; Freehold

Council Tax Band; F (North Somerset Council)

EPC; E (Valid until 2026)

Services- Mains Drains, Electric & Water, Oil heating

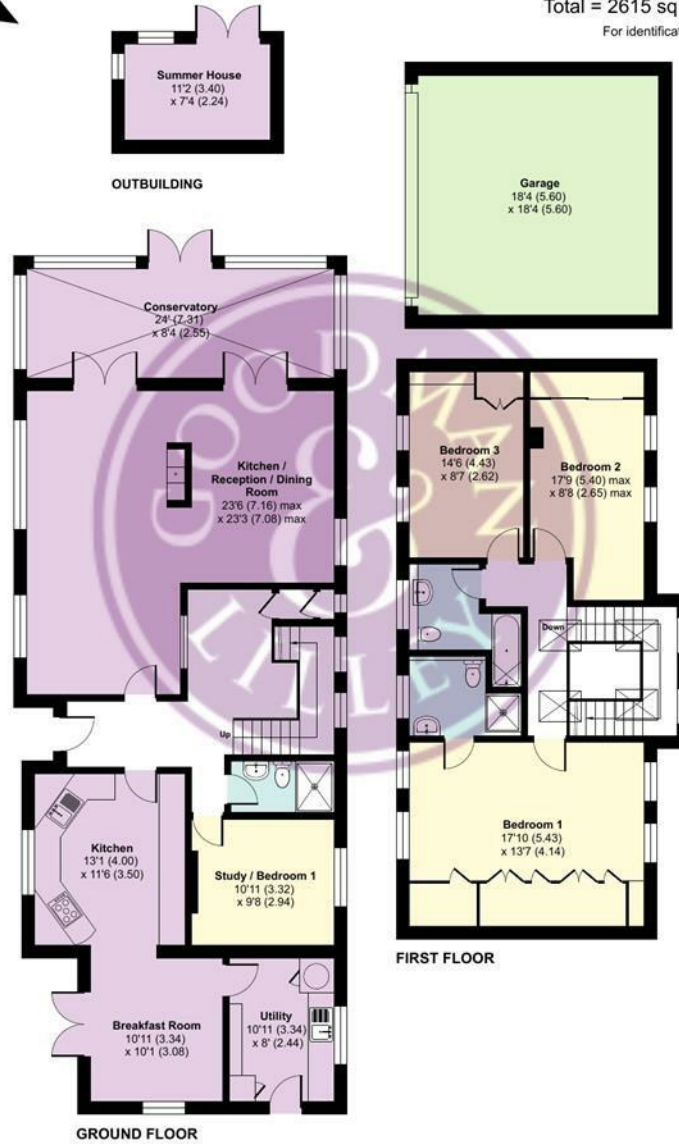




# The Cairn, Stonehenge Lane, Tickenham, Clevedon, BS21

Approximate Area = 2195 sq ft / 203.9 sq m  
 Garage = 338 sq ft / 31.4 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 2615 sq ft / 242.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Goodman and Lilley Ltd. REF: 1450716 © nchecon 2026.

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## FLOORPLAN

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

TOTAL SQUARE FOOTAGE  
2615.00 SQ.FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 3

BEDROOMS: 4

BATHROOMS : 3

FREEHOLD





GOODMAN  
& LILLEY

## 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

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