



Failand

Guide Price | £950,000

LEESE & GORDON
Independent Estate Agents

50 Flax Bourton Road, Failand, Bristol, BS8 3UN

- Welcoming and Flexible Family Home
- Rural Outlook & Village Location
- Countryside But Not Remote (Clifton C.3.5 Miles)
- Attractively Presented Throughout
- Decent Sized Garden & O/S Parking
- Up To 5 Double Bedrooms & Three Baths/Shower

Nestled in the attractive North Somerset countryside. Failand is a popular destination for those looking to be out of the hustle and bustle of the city, yet not be rurally remote. Clifton for example is a 5–10-minute drive at circa 3.5 miles via Brunel's Suspension Bridge.

The house is positioned on the edge of the village overlooking fields to the front, with local amenities including village pub, coffee shop/general store, cricket pitch and church all within walking distance. City fringe amenities locally include two golf clubs, David Lloyd sports club, and nearby parkland of Ashton Court Estate, as well as the National Trust-owned Tyntesfield House. A range of state and independent schools are within a short car journey.

The house is attractively presented throughout in a contemporary modern style, and offers a turn key proposition for the incoming owner. The layout offers flexibility of use of the rooms, with the option of ground floor living or multigenerational families being accommodated.

Positioned back from the road and also being slightly elevated, there is a generous sized front garden accessed via five bar gate. This offers plenty of off-road parking, access to the double garage and house, via the drive and area of lawn. The central front door opens in a welcoming hall from which all ground floor rooms are accessed (including the garage), and has stairs rising to the upper floor.





To the right of the hall is a most desirable open plan dual aspect kitchen/diner. The kitchen is positioned overlooking the garden and comprises a range of contemporary kitchen units featuring a free-standing island unit, integrated dishwasher, and space for a free-standing range cooker. The dining/family area has a complimenting fitted dresser unit, window to the front overlooking fields, and space for dining table and easy chairs. Overall, a lovely bright and airy room with pleasant outlook, that is the heart of the home.

The lounge room is again a large room with plenty of natural light coming from windows and French doors to the rear side, and wide opening bi fold doors to the rear and garden. A wood burner creates a central focal point for the cooler seasons. The remainder of the ground floor provides a decent sized utility room, decent sized additional bedroom/reception room to the front, snug/bedroom 5 with window to the rear and a wet room with shower. There is also a door to the integral garage.

The upper floor provides three further double bedrooms. All offer character, being built into the eaves, with the master bedroom benefitting from an en suite shower room. The remaining bedrooms are serviced via a well-equipped family bathroom with bath and separate shower cubicle.

The rear garden has a generous entertaining terrace wrapping around the lounge providing plenty of space for table and chairs. This then gives way to a gently sloping lawn interspersed with mature trees and shrubs with the boundaries marked by timber fences. The house has oil fired underfloor heating and hot water, double glazed windows and is connected to mains drainage. Electric vehicle charging point installed.



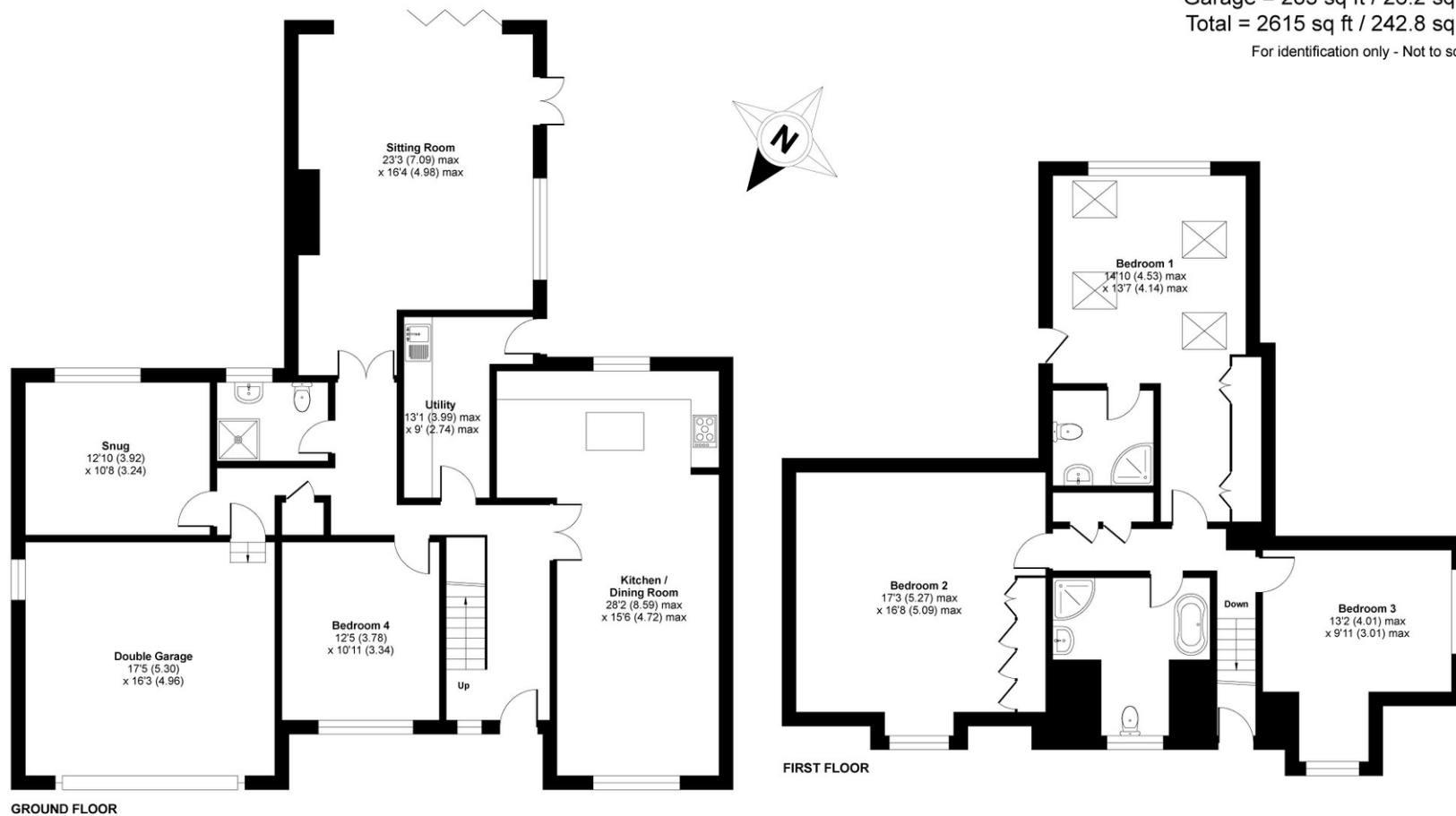
Energy Performance Certificate: Rating C
Council Tax: Band G

Approximate Area = 2332 sq ft / 216.6 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 2615 sq ft / 242.8 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). © n/checom 2026. Produced for Leese & Gordon. REF:1430965