



Gable End, 4 Nailsea Court Cottages, Nailsea
£700,000

Gable End, 4 Nailsea Court Cottages

Nailsea, Bristol

Set within the prestigious grounds of Nailsea Court, this beautiful three-bedroom cottage enjoys around 1.32 acres, useful outbuildings and exceptional potential for enhancement

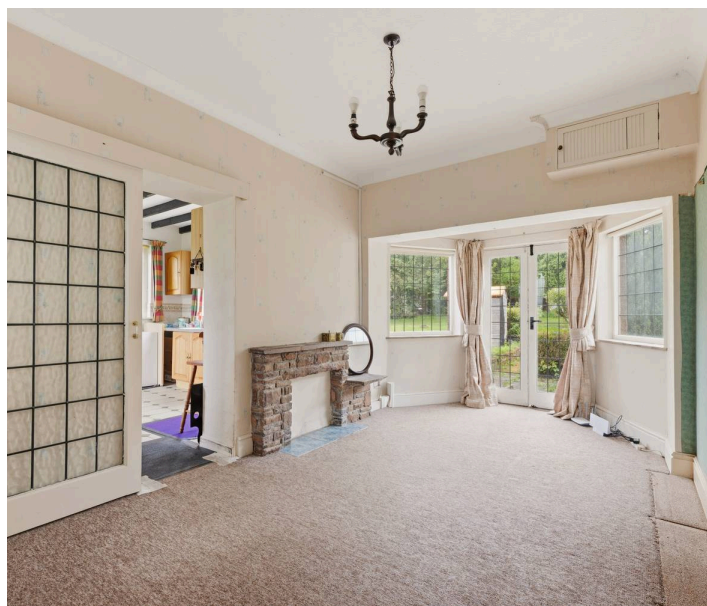
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains electricity, water, drainage, oil heating

- Charming three-bedroom semi-detached cottage
- Approximately 1,375 sq ft of accommodation (2,405 sq ft inc outbuildings)
- Set within approximately 1.32 acres including gardens and paddock
- Character features including fireplaces, exposed beams and leaded light windows
- Extensive range of outbuildings including garages, workshops, stores and a stable
- Kitchen/breakfast room, utility room and ground floor cloakroom
- Excellent opportunity to modernise and enhance
- Peaceful setting surrounded by National Trust covenanted land with far-reaching countryside views
- Easy access to Bristol Airport, the M5 and mainline railway services (London Paddington from 105 minutes)
- No onward chain







Gable End, 4 Nailsea Court Cottages

Nailsea, Bristol

Tucked away within the historic grounds of Nailsea Court, this charming cottage occupies an exceptional plot of around 1.32 acres, offering a rare combination of character, privacy and exciting future potential.

Although now requiring updating, the property offers generous, well-balanced accommodation with tremendous scope for sympathetic modernisation.

The substantial gardens and numerous outbuildings further enhance its appeal, providing opportunities for those seeking space to garden, work from home or simply enjoy an idyllic setting.

Approached to the front via the shared entrance to the former Nailsea Court estate, and to the rear via a shared private road entrance the cottage occupies an attractive position overlooking its own gardens, and surrounded by farmland that is protected from wholesale development by a National Trust Covenant.

The front door opens into a welcoming entrance hall, from which the principal reception rooms unfold. The dual aspect sitting room is full of character, centred around a traditional fireplace and bay window seat. Exposed beams and period detailing serve as a reminder of the property's heritage. Alongside, the dining room provides an ideal space for family gatherings and entertaining with French doors opening on to the garden.

The kitchen/breakfast room is filled with natural light from its triple aspect and enjoys lovely views across the surrounding gardens. Well proportioned it is fitted with a range of units and has space for a freestanding cooker, washing machine and fridge freezer and presents an exciting opportunity to create the heart of the home.





Beyond lies a spacious utility and boot room incorporating a cloakroom/WC, providing practical everyday space with direct access outside.

Upstairs are three good sized double bedrooms together with a generous family bathroom featuring both a corner bath and separate shower. Several rooms enjoy far-reaching views across the surrounding countryside.

Outside

Outside is where the property truly comes into its own. Extending to approximately 1.32 acres, the grounds comprise formal gardens, mature trees and a paddock, creating an exceptional sense of space and privacy.

A wide range of outbuildings, including garages, workshops, stores and a stable, offers outstanding versatility for storage, hobbies or equestrian interests, with scope for alternative uses subject to any necessary consents.



The generous plot also presents exciting opportunities for extension or reconfiguration of the existing cottage, subject to the appropriate permissions.

Properties within the Nailsea Court Estate rarely become available. Combining period charm, an exceptional plot and enormous potential, this is a unique opportunity to acquire a family home that can be enjoyed and enhanced for many years to come.

4 Nailsea Court Cottages

Chelvey, Nailsea, Bristol

Location

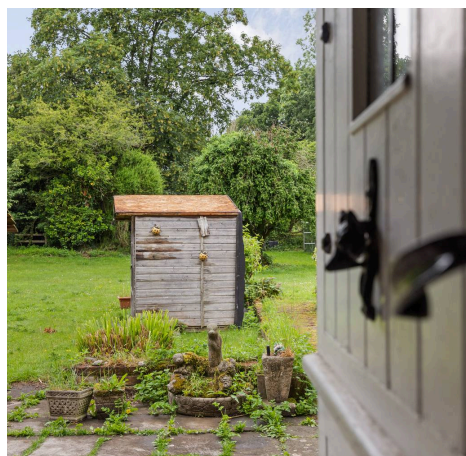
Gable End occupies a desirable position on the boundary of Nailsea and Chelvey, conveniently located close to both Nailsea town centre and Backwell village.

Nailsea offers an excellent range of amenities, including a leisure centre, highly regarded primary and secondary schools, and a mainline railway station with regular services to Bristol Temple Meads (approximately 9 minutes) and London Paddington (around 105 minutes). Frequent bus services also provide connections to Bristol, Weston-super-Mare and the surrounding area.

(All distances/times approx.)

what3words:///writers.crouching.scooter

Agents Note: There is a small shared charge (currently £60 per annum) for mains water



Gable End, 4 Nailsea Court Cottages, BS48 4DL

Main House Approximate Gross Internal Area (excluding garage) 127.8 sq m / 1375 sq ft
 Outbuildings & Shed Approximate Gross Internal Area (excluding garage) 95.3 sq m / 1025 sq ft
 Total Area 223.5 sq m / 2405 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.