



debbie fortune
ESTATE AGENTS



71 Clevedon Road

Failand



71 Clevedon Road Failand, BS8 3UL

£625,000

A sophisticated four-bedroom family home occupying an attractive mature plot with generous parking and garage, plus a beautiful private rear garden.

SITUATION

Failand is a village that has two separate parts. Failand itself is on the B3128 Bristol to Clevedon road, and is the newer and larger part. Lower Failand, a mile away, is the original village (shown as Fayland on old maps). Lower Failand can be reached by single track lanes only. The village is home to a post office with general store, a pub (The Failand Inn), an observatory, a church, a well-used village hall and has a very active village social life. Despite being a rural village, Failand is very close to Bristol, and Clifton in particular. Clifton village is only 5 minutes drive from Failand, via Clifton Suspension Bridge. The X6 bus runs to Bristol city centre about once per hour, via Clarken Combe, Bower Ashton and Hotwells. Lower Failand is on the National Cycle Network. Route 334 provides links to Clifton in one direction, and Portbury and Portishead in the other, linking to routes North and South. There is easy access to the M5 and Bristol International Airport is approximately 6 miles away. The nearest primary school is at Flax Bourton (2 miles) with several secondary schools to choose from including St Katherine's School, Ham Green (2.4 miles) and Backwell School (2.7 miles). Private schooling is at Wraxall and Bristol.

DIRECTIONS

From Nailsea High Street proceed towards Tesco's. At the roundabout turn right and follow this road out of Nailsea towards Wraxall on the B3130. Once in Wraxall Village just past All Saints Church on your left hand side take the next left turning on to Wraxall Hill. At the T-junction at the top of the hill take the right hand turning on to the B3128, Clevedon Road and follow this road into Failand. Go pass the Failand Inn and continue up the hill, the property will be found on your right hand side.

Our Vendor says... We have loved this house and it's amazing location. With superb country walks, scenery and cycling trails on the doorstep, yet only a few miles from Clifton and the city.

We have noticed... A sophisticated, sleek and perfectly positioned family home, rural and yet semi urban perfect for enjoying City Life with the great outdoors literally on your doorstep.

- Exceptional four-bedroom modernist house
- Glorious edge of village position in Failand
- Light filled & well-presented accommodation throughout
- Superb south facing kitchen/dining room
- Beautifully south facing rear garden
- Single garage and generous off-street parking



DESCRIPTION

Offering clean lines and a crisp, refined interior throughout, this well-balanced family home offers light and airy accommodation arranged around an impressive galleried entrance hallway.

The property is approached via a gated front driveway which leads past a neat lawned garden with a well-stocked flower border to the side. The attractive façade has been updated with a smart composite front door and contrasting putty coloured dormer windows above.

Entering the reception hallway, you get a superb first impression of this modernist and sleek home with its whitewashed walls and engineered bamboo flooring.

There is a useful ground floor cloakroom to the side and an attractive galleried staircase leading to the first floor. The well-proportioned living room is minimalist allowing buyers to easily add their own personality and has a large picture window looking out over the front garden affording the room excellent natural light.

To the rear of the ground floor is the impressive kitchen/dining room which has been thoughtfully created by combining two former separate rooms into one. This superb space features plenty of room for a large dining table with sliding doors leading out to the garden, separating the dining area from the kitchen is a stunning breakfast bar counter peninsula, finished with a handsome Corian countertop. The kitchen offers a generous array of high quality, gloss wall and base units, with space for a large Range type cooker and American style fridge freezer. The dining areas bamboo flooring uniforms perfectly with the entrance hallway, whilst an attractive tiled floor adds practicality to the kitchen area. Beyond the kitchen a door leads through to a useful well-appointed utility space with a door to the side passageway and an internal door to the garage.

On the first floor are the four double bedrooms and family bathroom, the two front facing rooms are not only blessed with excellent natural light, but also enjoy far reaching views over the local countryside towards the Bristol Channel and beyond. The two rear bedrooms, including the master bedroom have contrasting urban views to the south over the rooftops of the village towards the wooded backdrop of the Tyntesfield Estate. The master bedroom also features smart bespoke fitted wardrobes.

Completing the first-floor accommodation is the chic family bathroom, fitted with a modern white suite, fully tiled splashback and with a chrome heated towel rail and recessed spotlights. Bathroom sanitary ware is 'Roca' and 'Hansgrohe'.

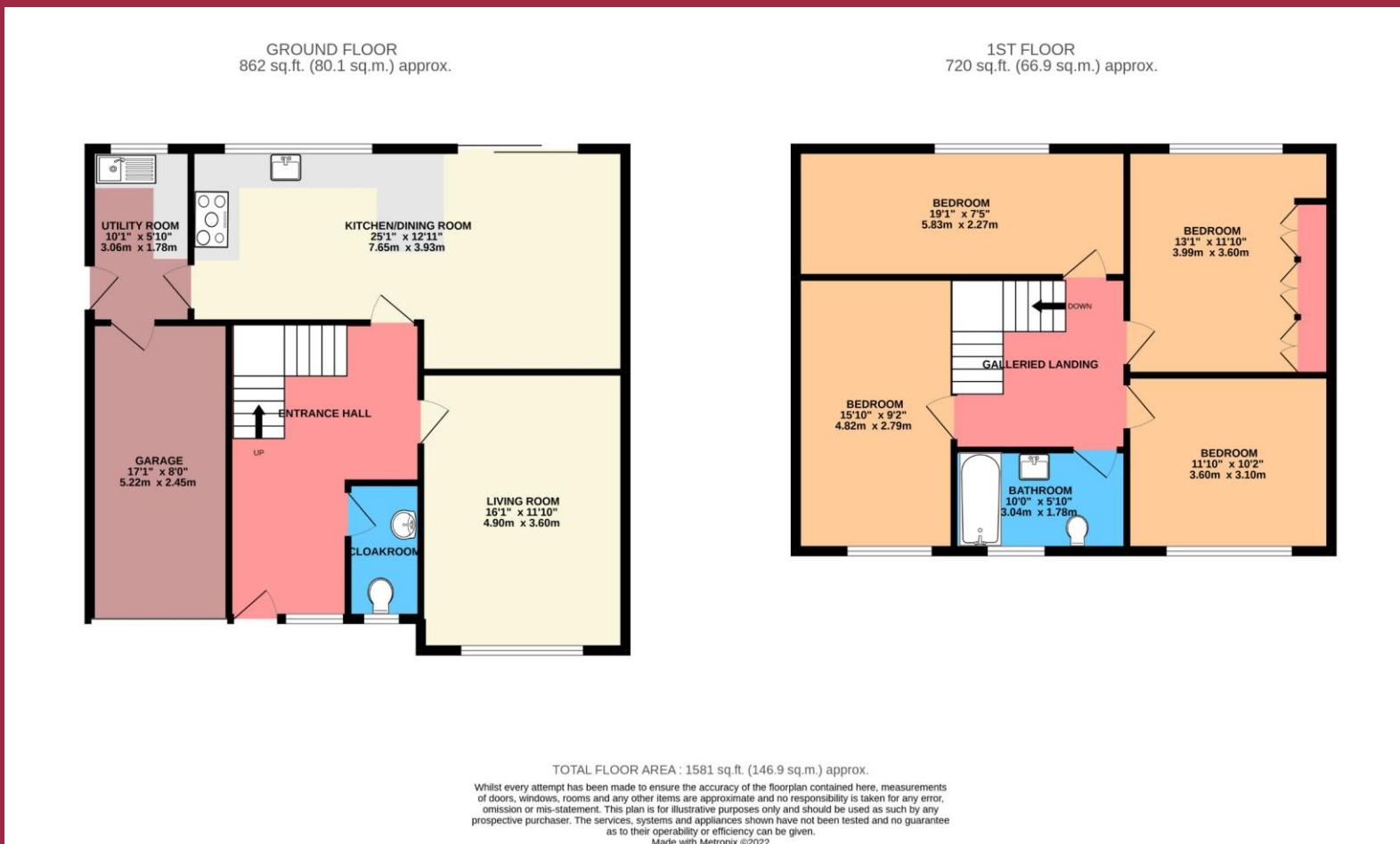
Outside, the property is blessed with a beautiful enclosed, and private rear garden which features a large, decked terrace that links to the dining room, a handy outside office/store, and a lush green garden which is interspersed with gorgeous architectural plants, including both native and non-native species. This supremely private garden has a glorious south facing aspect and plenty of room for children's play equipment and quiet corners for adults to enjoy and entertain and contrasting Cape Cod timber clad dormer.

EPC rating E





Floorplan



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T: 01275 406880
E: backwell@debbiefortune.co.uk

2-4 Dark Lane, Backwell, BS48 3NP

www.debbiefortune.co.uk