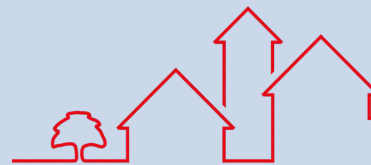




**2 Ash Hayes Road, Nailsea**

Guide Price **£775,000**



**Parker's**

Estate Agents & Property Lettings





## 2 Ash Hayes Road

Nailsea, Bristol

A beautiful detached Edwardian house located on one of the most sought-after roads in Nailsea, this stunning property is a perfect example of a charming and spacious family home.

Named Stowell House to reflect its history and charm, the home welcomes you with a porch—ideal for storing shoes and boots—leading into a spacious hallway that makes a lasting impression. The space features dado rails, a porthole window, and ample room, setting the tone for the rest of the house. The generously sized lounge boasts a large bay window, picture rails, and an open fire. High ceilings throughout enhance the traditional charm of the home.

At the rear, you'll find a kitchen/breakfast room with access to a large utility room that houses the combination boiler and provides plenty of storage, along with side access. There's also a separate shower room and WC. The dining room is another highlight, complete with a fireplace and French doors opening onto the garden. Adjacent to this is a spacious study with dual-aspect windows, offering views of both the front and rear gardens and featuring fantastic parquet flooring.



## 2 Ash Hayes Road

Nailsea, Bristol

Upstairs, the landing is full of character and includes an original linen press. The main bedroom is vast, with fitted wardrobes, and there are three additional well-sized double bedrooms. The home retains a range of original features, including cornices, picture rails, and dado rails. Bedroom four even includes access to a charming balcony, making this a truly unique property. A modern and stylish bathroom, complete with a vanity unit, adds a contemporary touch.

Externally, the property boasts a sweeping driveway that wraps around the front, framed by high shrubs and stone walls, creating a beautiful approach to this gorgeous home. There's gated side access and a large double garage with power and lighting. The rear garden is very private and features a lush lawn, borders, shrubs, and trees, surrounded by stone walls and fencing. It also offers the added bonus of a summerhouse—equipped with electricity—and a useful tiled canopy, allowing you to enjoy the garden year-round. This home is filled with an abundance of charming features and practical additions, further enhancing its appeal.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**Porch**

**Entrance Hall**

16' 5" x 10' 2" (5.00m x 3.10m)

**Lounge**

12' 10" x 16' 5" (3.90m x 5.00m)

**Kitchen**

14' 9" x 11' 10" (4.50m x 3.60m)

**Dining Room**

10' 2" x 14' 5" (3.10m x 4.40m)

**Study**

14' 9" x 8' 10" (4.50m x 2.70m)

**Utility**

6' 11" x 13' 5" (2.10m x 4.10m)

**Shower Room**

3' 11" x 5' 7" (1.20m x 1.70m)

**Wc**

3' 11" x 5' 11" (1.20m x 1.80m)

**Landing**

**Bedroom 1**

13' 9" x 17' 1" (4.20m x 5.20m)

**Bedroom 2**

14' 5" x 10' 10" (4.40m x 3.30m)

**Bedroom 3**

11' 2" x 11' 2" (3.40m x 3.40m)

**Bedroom 4**

10' 2" x 11' 2" (3.10m x 3.40m)

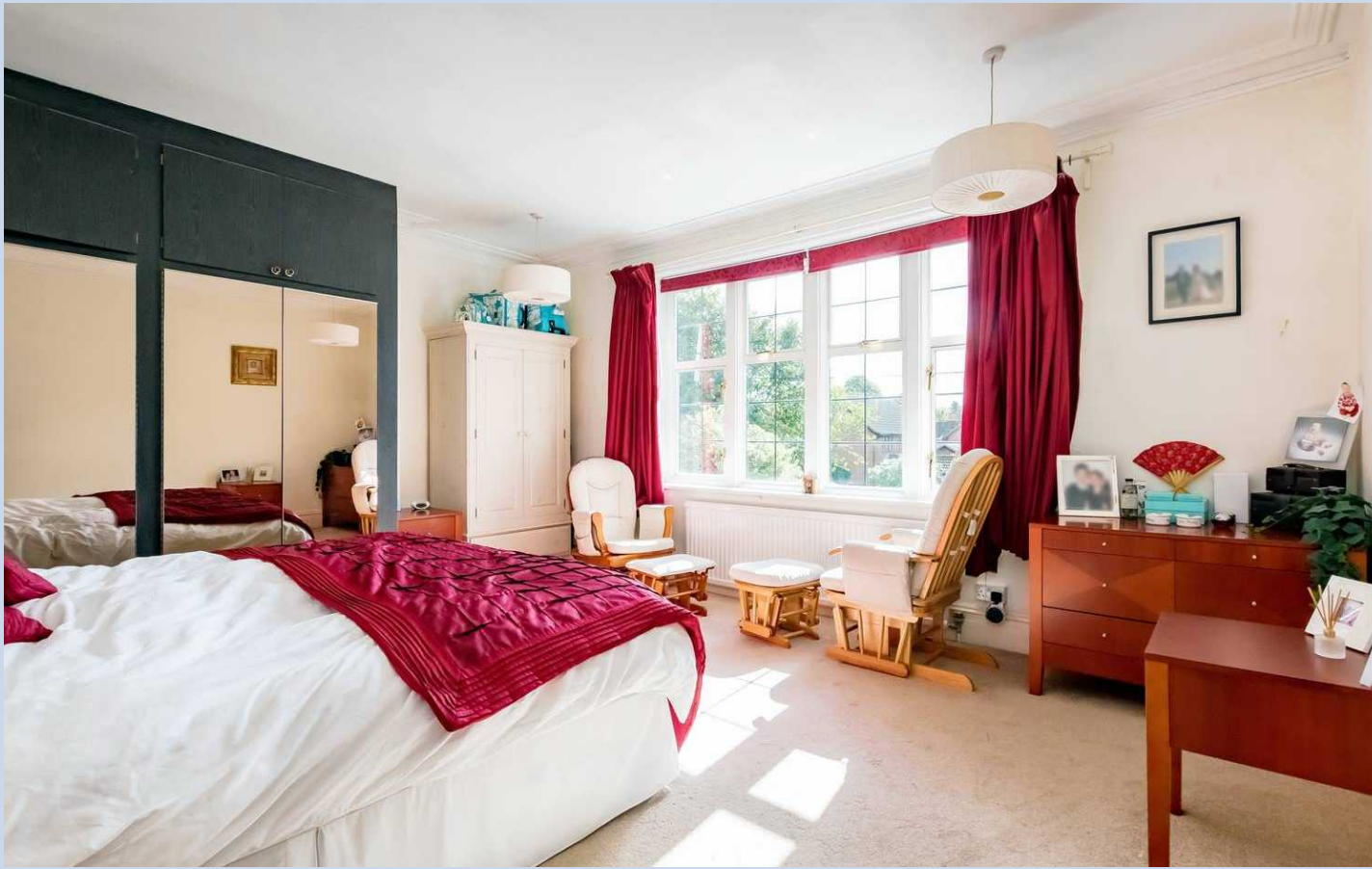
**Bathroom**

7' 10" x 5' 11" (2.40m x 1.80m)

**Balcony**







**Rear Garden**

**Summer House**

11' 6" x 12' 2" (3.50m x 3.70m)

**Front Garden**

**Double garage**

**2 Parking Spaces**

**Off street**

**Driveway**

**NAILSEA:**

Welcome to Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.

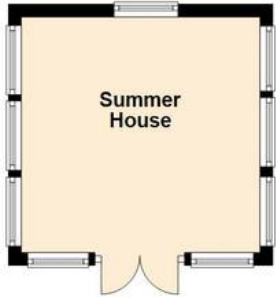








Ground Floor



First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

2 Ash Hayes Road, Nailsea





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