



Tink Well House
41 Ash Hayes Road, Nailsea, BS48 2LP

Robin King | Estate Agents

TINK WELL HOUSE, 41 ASH HAYES ROAD, NAILSEA, BS48 2LP

A detached 4 bedroom character cottage, with a lovely private garden, garage, and driveway parking in a fantastic central location in the centre of Nailsea, convenient for access to Bristol and beyond

APPROX 1846 SQ. FT ACCOMMODATION • 4 BEDROOMS • 4 RECEPTION ROOMS • GARAGE • PRIVATE GARDEN • CHARACTER COTTAGE • SOUGHT AFTER LOCATION IN NAILSEA • NAILSEA & BACKWELL STATION WITHIN 1.7 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 5 MILES AT JUNCTION 20 (CLEVEDON) • BRISTOL AIRPORT 5.9 MILES • CENTRAL BRISTOL 8.5 MILES (ALL APPROX) • NO ONWARD CHAIN

Tink Well House is an extended character cottage that's origins are believed to date back over 500 years. It is full of character with latched doors, deep recessed windows, and lovely fireplaces including a bread oven and inglenook.

It offers accommodation over 3 floors with 4 double bedrooms, 4 reception rooms, lovely large private garden, and garage together with off street parking and with potential for dual occupation is a very flexible and versatile family home. Set in a central village location within walking distance to shops and well-regarded schools and with no onward chain this property is sure to attract attention.

Entering the front door into a hallway, immediately ahead is a downstairs shower room. To the left a large study with galleried area (large enough for a platform bed) leads through to bedroom 4 which is a spacious double with fitted wardrobes.

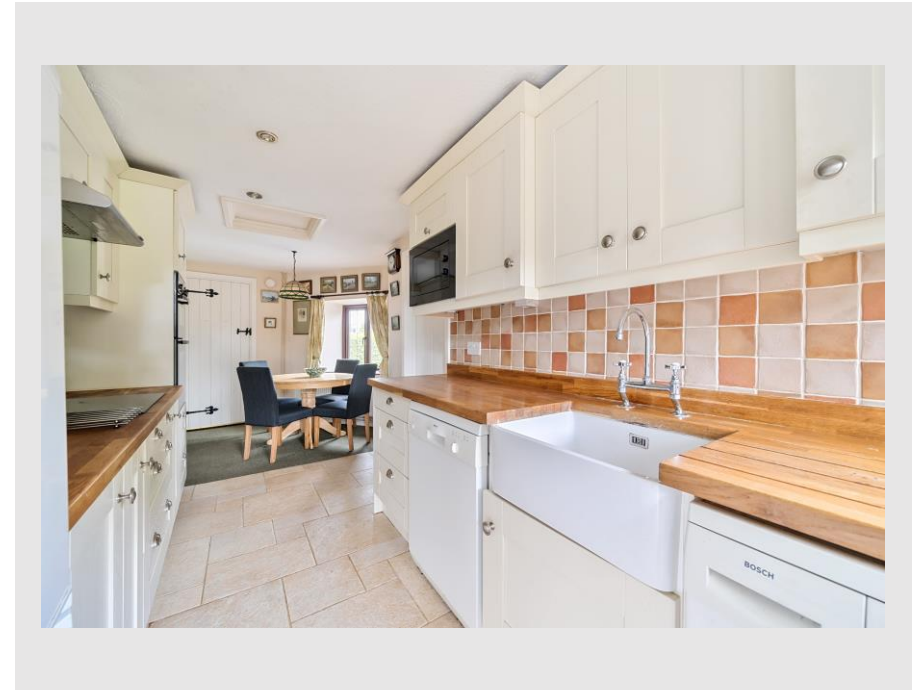




A sliding door from the study opens to a huge conservatory that spans the entire width of the property. This lovely bright space which has views over the private garden has ample space for sofas and could easily accommodate a play area too. A door returns to the hallway and right in to the sitting room which has an inglenook fireplace with log burner and recessed cupboards making this cosy room the ideal place to enjoy a winters evening. The dining room is another space brimming with character; with exposed whitewashed stone walls, a former bread oven and latched doors. It offers plenty of space for a large dining table. The final reception space is a kitchen/breakfast room. Fully fitted, with a farmhouse style kitchen it has an induction hob, double oven, microwave, integrated wine rack, space for a fridge freezer, dishwasher and washing machine. There is also a downstairs bathroom with corner bath leading off the kitchen and a walk in pantry.

A latched door from the sitting room reveals stairs to the first floor where there are 2 good sized double bedrooms. The principal has ensuite shower room. Rising again takes one to the third bedroom which has fitted wardrobes and lovely views to the hills in the distance.

Outside – Tink Well House is set back behind a neat garden with lawned area, rockery, and holly tree with a driveway to garage offering ample parking. To the left of the front door is a vertical stone that was used for tethering a horse when visiting the property in years gone by. To the rear a pretty, private garden features a well in the centre, garden shed, mature borders with trees and shrubs and an attractive sheltered dining terrace from which to enjoy the garden.







Location - Nailsea is a thriving historic North Somerset town, some 8 miles west of Bristol, ideal for those looking for a more rural lifestyle but with good transport links and all the amenities you would need close by. Mainline train services are available from Nailsea and Backwell station (within 2 miles) with a regular service to Bristol and beyond. Junction 20 of the M5 (Clevedon) is within 5 miles. Nailsea offers an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket and a regular Farmers Market within the Crown Glass pedestrian shopping centre and high street, along with a vibrant social scene of pubs, cafes and restaurants supporting the close-knit community.



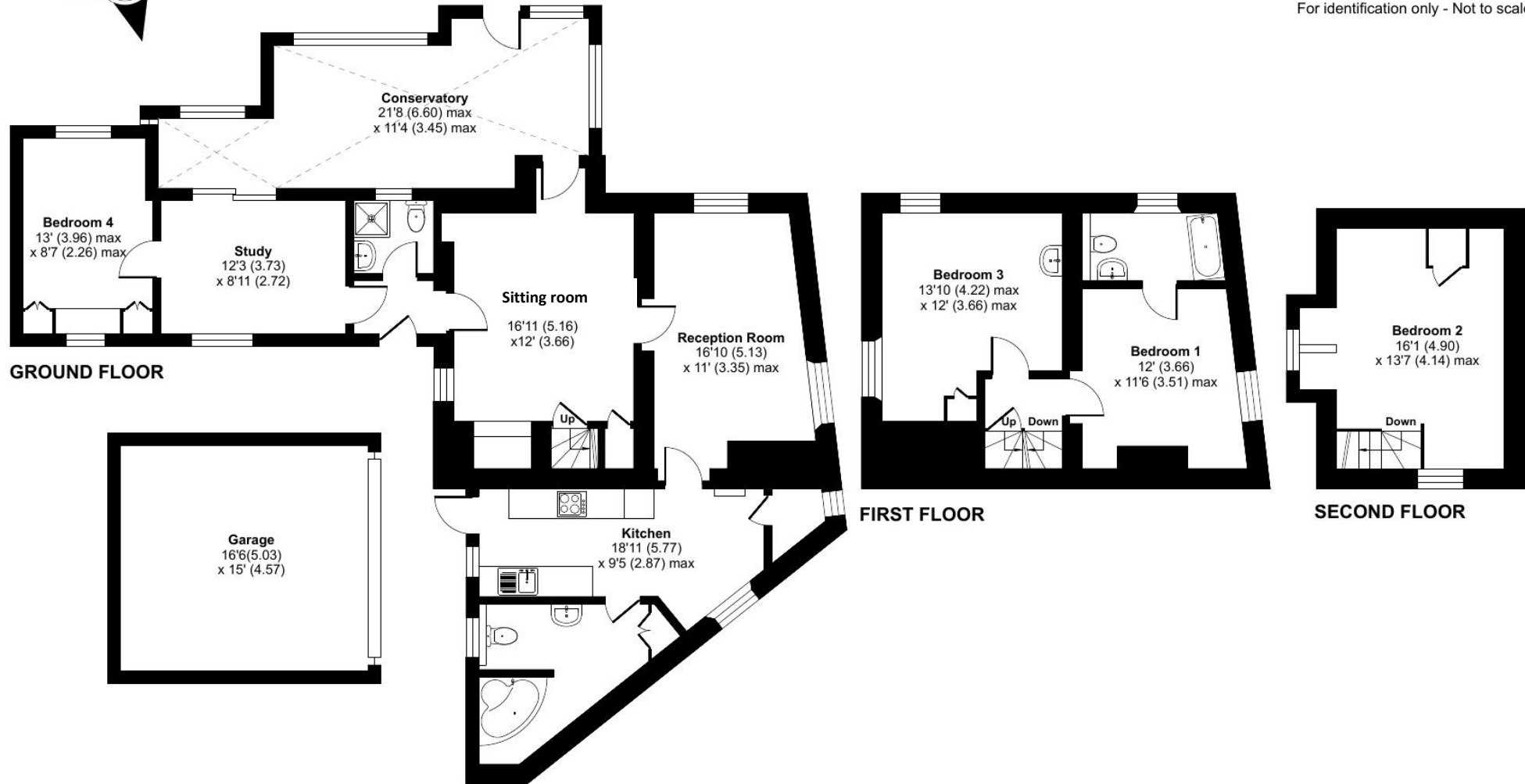
Ash Hayes Road, Nailsea, Bristol, BS48

Approximate Area = 1846 sq ft / 171.4 sq m

Garage = 247 sq ft / 22.9 sq m

Total = 2093 sq ft / 194.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Robin King LLP. REF: 1147465

SERVICES – All Mains Services

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £3128.59 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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