



Robin King | Estate Agents

Chaney Lodge, Nailsea Court, Chelvey Road, Nailsea

Guide Price **£800,000**

Chaney Lodge, Nailsea Court, Chelvey Road

Nailsea, Bristol

Set within the historic grounds of Grade I listed Nailsea Court, Chaney Lodge is a Grade II listed 17th century home with two en-suite double bedrooms, vaulted sitting room, mezzanine study, kitchen with Aga, garden, parking and garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

Mains Water, Electric, Oil heating

- No onward chain
- Impressive vaulted sitting room with character proportions
- Separate formal dining room
- Spacious kitchen with traditional Aga
- Two generous double bedrooms, each with en-suite facilities
- Dedicated study area to mezzanine
- Large utility room and ground floor cloakroom
- Garage with upper floor space
- Mature landscaped gardens
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 105 mins)







Chaney Lodge, Nailsea Court, Chelvey Road, Nailsea, Bristol

Carefully restored in the early 20th century, Nailsea Court provides a distinguished setting for this Grade II listed lodge, which has been sensitively adapted to balance its period character with the comforts of modern living.

Approached via a sweeping, tree lined drive and set amongst mature gardens, the property enjoys a peaceful and private setting. Tall stone-mullioned windows draw in natural light and frame views across the surrounding Somerset countryside, lending a quiet sense of space and connection to the landscape.

Steps to the side of the property lead down to the front door, opening into a welcoming hallway with a tiled floor. To the left, the kitchen is fitted with a traditional Aga, Italian cabinetry, and integrated appliances including a dishwasher and fridge. Well proportioned windows fill the space with light, and a door leads seamlessly into the principal sitting room.

The dining room, also accessed from the hallway, features a large window with a charming window seat, original wooden doors opening to the side of the property and glazed sliding doors connecting to the sitting room, allowing the spaces to be opened for more expansive entertaining when required. From the dining room, a door leads to a generous utility room, providing space for multiple appliances and with provision for an additional electric oven if required.

The main sitting room serves as the heart of the home, with soaring vaulted ceilings, expansive windows, and a mezzanine above, complete with oak balustrades, overlooking the space.

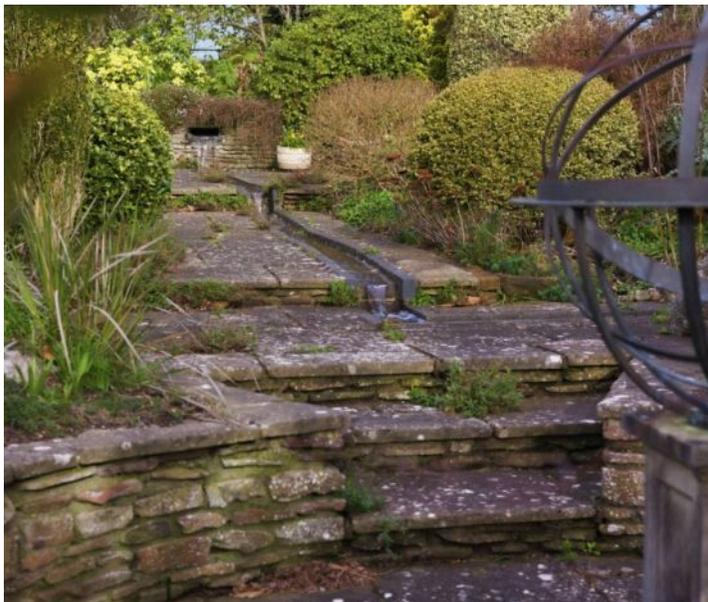




The outlook from this room stretches across open countryside, enhancing the sense of calm and light. A cloakroom completes the ground floor accommodation.

From the landing, the principal bedroom is a generous and beautifully appointed space, featuring exquisite handmade oak furniture by local craftsman Robert Coles. The room includes a well-appointed en-suite bathroom with a white suite and bath. A door from the bedroom leads directly to the mezzanine level overlooking the sitting room.

This striking mezzanine is a distinctive feature of the house, fitted with bespoke oak bookcases, a designated study area, and integrated controls for the discreet house sound system.



The second double bedroom is equally impressive, also with oak furniture and a private en-suite shower room. Completing the upper level is a functional airing cupboard, providing practical storage.

Outside

The property is set within mature, landscaped gardens that provide privacy and a peaceful outlook across the surrounding Somerset countryside. A distinctive rill water feature introduces gentle movement and interest, while stone steps descend to a sheltered sunken patio.

Chaney Lodge, Nailsea Court, Chelvey Road,

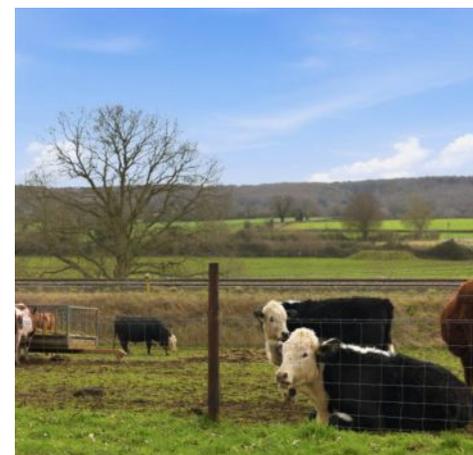
Nailsea, Bristol

In addition, a generous paved patio, overlooked by the kitchen window, offers an ideal setting for al fresco dining and entertaining.

To the rear, a level lawn extends away from the house, complemented by a beautifully crafted garden shed designed in keeping with the architectural style of the lodge. Along one boundary, a neatly clipped box hedge forms a natural division from the immaculately maintained communal gardens, and further stone steps rise to the dining room doors, providing an attractive and practical connection between house and garden.

Location

Chelvey is a small hamlet with close proximity to Backwell village. Situated between Bristol and Weston-super-Mare it offers an excellent range of facilities which include a sport centre, well regarded primary and secondary schools, a mainline railway station for services to Bristol (9 mins) and London Paddington (105 mins) and there is a bus service to Bristol, Weston-super-Mare and Nailsea. The local shops include general stores, supermarket and post office, with more comprehensive facilities in the nearby town of Nailsea. (All distances/times approx.)



Nailsea Court, NS48

Approximate Gross Internal Area 160.3 sq m / 1725 sq ft
(excluding outbuilding, store & void)

Approximate Gross Outbuilding & Storage Area 31.7 sq m / 341 sq ft

Total Area 192.0 sq m / 2067 sq ft
(excluding void)



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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.