



THE OLD NURSERIES MAIN ROAD,
BROCKLEY, BS48 3AT

GOODMAN
& LILLEY







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BROCKLEY BS48 3AT

GUIDE PRICE
£1,295,000

Elegant Brand New Country Home Over 3,000 sq ft of accommodation Double Garage Five bedrooms, four bathrooms, two cloakrooms Highly energy-efficient with air source heat pump, solar panels & double glazing Principal bedroom suite with countryside view Superb open-plan living space with bi-fold doors to the garden.

Hyacinth House is an outstanding newly constructed country residence, forming one of an exclusive pair of individual homes, discreetly positioned along a quiet rural lane behind the highly regarded Brockley Stores Farm Shop. The setting combines privacy and seclusion with everyday convenience, creating an enviable balance of countryside living within easy reach of nearby amenities.

Constructed to an exacting standard and providing in excess of 3,000 sq ft of thoughtfully arranged accommodation, this impressive home represents a rare opportunity to acquire a substantial, high-quality new build that blends traditional craftsmanship with contemporary design and modern energy efficiency. The property is fully complete and ready for immediate occupation, offering buyers a turnkey solution without compromise.

Accommodation

The accommodation is arranged over two well-balanced floors and is approached via a grand galleried reception hall, a striking first impression flooded with natural light and creating a strong sense of space and elegance upon entry. This welcoming hallway sets the tone for the refined and generously proportioned interior that follows.

At the heart of the home lies the exceptional open-plan kitchen, dining and family room, designed for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of high-end Neff appliances, a Quooker boiling water tap, Samsung American-style fridge/freezer, bespoke cabinetry and sleek quartz work surfaces. Bi-fold doors span the rear elevation, opening directly onto the garden and allowing natural light to flood the space while creating a seamless transition between indoor and outdoor living.

Additional ground-floor accommodation includes a comfortable sitting room featuring a wood-burning stove, providing a cosy and inviting retreat during the cooler months, as well as a separate home office, ideal for modern working-from-home requirements or flexible family use. The ground floor is further served by two cloakroom WCs, one accessed from the main hallway and a second conveniently positioned off the integrated double garage, adding practicality for day-to-day living.

To the first floor, the principal bedroom suite is a particular highlight, occupying the full western elevation of the house and enjoying dual-aspect

views across open countryside. This impressive suite benefits from electric Velux windows and a luxurious en suite bathroom, creating a private and tranquil retreat. There are four further well-proportioned bedrooms, all generously sized and served by three additional bathrooms, each finished to a high standard with quality fittings and contemporary design

Gardens & Grounds

Outside, the property enjoys a notably generous and private level garden extending to three sides, a particularly rare feature for a newly built home. The garden offers excellent privacy and a peaceful outlook, providing a blank canvas for the incoming purchaser to create a bespoke landscaped setting, whether for family use, entertaining, or relaxed outdoor living. Its size and orientation allow for a variety of planting schemes, terraces, or lawned areas, making it ideal for both formal and informal use.

To the front of the house, a sweeping driveway provides ample off-road parking for multiple vehicles and creates an attractive approach to the property. The driveway leads to an integrated double garage, offering secure parking, additional storage, and direct internal access, ensuring both practicality and convenience for everyday living.

Location

Brockley Coombe, North Somerset, BS48 3AZ is a highly desirable semi-rural setting, offering an exceptional balance between countryside tranquillity and everyday convenience. Set within

gently rolling North Somerset countryside, the area is characterised by open fields, woodland, and scenic walking routes, making it particularly appealing to those seeking a quieter lifestyle without sacrificing accessibility. The property is ideally positioned for access to the nearby villages of Backwell and Congresbury, both of which provide a good range of local amenities including shops, cafés, public houses, and well-regarded schools. Larger shopping and leisure facilities are available at Nailsea, Clevedon, and Weston-super-Mare, all within easy reach.

For commuters, Brockley Coombe is exceptionally well connected. Backwell railway station offers direct services to Bristol Temple Meads, Taunton, and beyond, making it a popular location for those travelling to Bristol or other regional centres. The A370 and M5 motorway are readily accessible, providing convenient road links throughout the South West. Bristol Airport is also close by, ideal for both business and leisure travel.

The surrounding countryside provides excellent opportunities for outdoor pursuits, with nearby nature reserves, bridleways, and coastal walks along the North Somerset coastline. The area combines a strong sense of community with the peace and privacy of a rural setting, making Brockley Coombe an increasingly sought-after location for families and professionals alike

Schools

Families are particularly well served by an excellent selection of schools. Highly regarded

local options include Backwell Church of England Junior School and Backwell & Nailsea Secondary School. There is also a strong choice of notable independent schools nearby, including Sidcot School and The Downs, with a wider range of prestigious schools available in Bristol such as Clifton College, Badminton School, Queen Elizabeth's Hospital (QEH) and Redmaids' High School.

Directions

Approaching from Bristol on the A370, pass Brockley Stores Farm Shop on your right-hand side and turn immediately into the parking area. Continue straight ahead along the small lane located to the left of the shop. Hyacinth House will be found at the far end, set back in a private and discreet position.

Agents notes

Mains electricity, Mains water, Mains drainage, Air source heat pump, Solar panels

Local Authority: North Somerset Council

Predicted Council Tax Band: F-G

Viewings: Strictly By Appointment Via Agents Goodman & Lilley



- Elegant brand-new country home forming one of an exclusive pair
- Over 3,000 sq ft of beautifully designed accommodation
- Discreetly positioned along a quiet country lane in Brockley
- Five bedrooms and four bathrooms, plus two cloakroom WCs
- Impressive galleried reception hall filled with natural light
- Superb open-plan kitchen / dining / family room with bi-fold doors
- High-spec kitchen with Neff appliances, Quooker tap, quartz worktops
- Large level family friendly gardens
- Double garage with WC & driveway

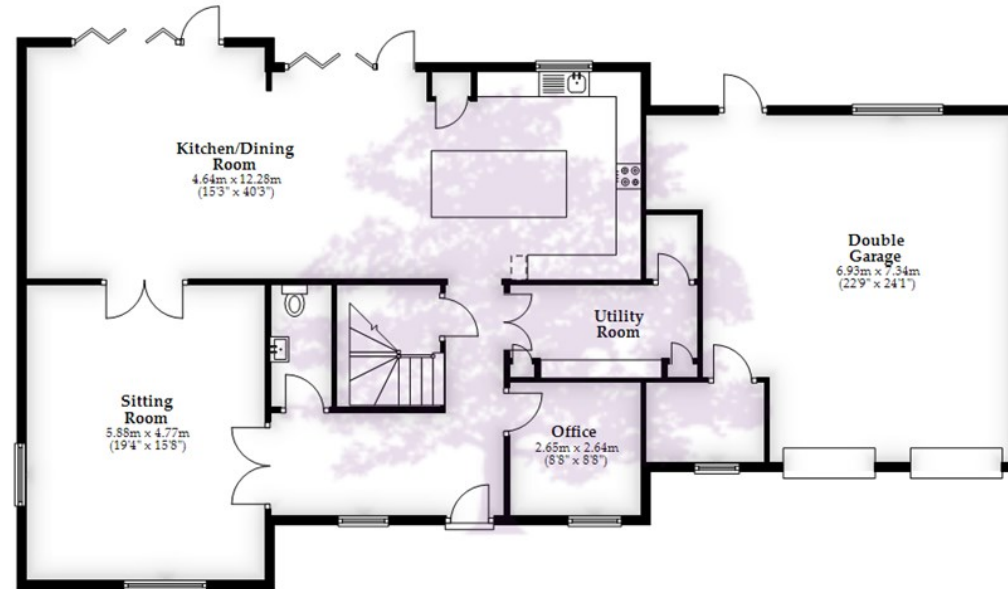




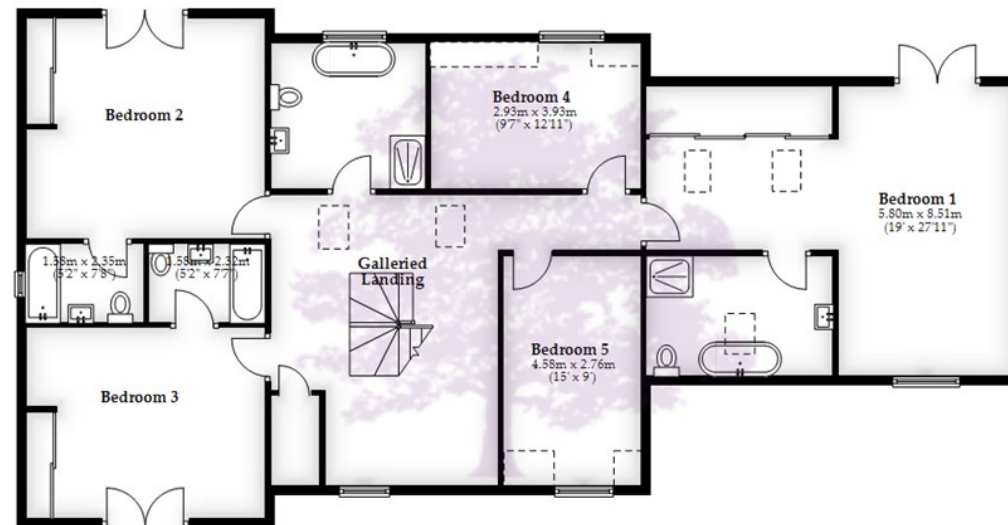
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Ground Floor



First Floor



Total area: approx. 326.5 sq. metres (3514.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanIt.

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