



PRIORSGATE 20A, FLAX BOURTON ROAD,
FAILAND, BS8 3UW

GOODMAN
& LILLEY







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FAILAND BS8 3UW

GUIDE PRICE
£995,000

Price Guide £995,000-£1,100,000.

A Rare Gem: Exquisite four-bedroom detached bungalow with breath taking finishes

Tucked away in a peaceful, private setting off Flax Bourton Road, this exceptional four-bedroom detached bungalow (currently configured as three bedrooms plus a playroom) has been fully renovated and meticulously improved to exacting standards by the current owners. This is truly a one-of-a-kind, single-storey home offering luxurious and versatile living.

Location

Failand is a highly sought-after village surrounded by rolling countryside, prized for its peaceful, semi-rural atmosphere and its proximity to both Clifton Village and Bristol city centre. Situated just 3.8 miles from the iconic Clifton Suspension Bridge, the area provides the perfect balance between countryside living and urban convenience.

This property enjoys superb views across adjacent fields, capturing the essence of Failand's tranquil and scenic setting.

Failand is comprised mainly of detached family homes, creating a spacious and community-oriented environment. Local amenities include a village general store and post office, with a selection of popular pubs and farm shops scattered throughout the surrounding countryside.

The area is especially attractive to families, offering access to the well-regarded North Somerset schooling system, as well as the highly respected Downs School, located just 1.6 miles away.

Outdoor enthusiasts are well catered for, with numerous walking and bridle paths, mountain biking trails, and a variety of leisure facilities, including David Lloyd Leisure Club and several golf courses all within easy reach.

Accommodation

Please see the floorplan for room measurements and the property layout.

Living Areas

Designed with modern living in mind, the heart of the home is the impressive open-plan kitchen/dining/living area – perfect for entertaining or family life. This expansive space is bathed in natural light thanks to full-height glazing and features:

Underfloor heating throughout the entrance hall, kitchen, family area, and dining space

A bespoke kitchen with Farrow & Ball painted cabinetry, quartz waterfall island (with seating for six), and premium AEG appliances, including:

Downdraft induction hob

Twin self-cleaning, Wi-Fi-enabled ovens

Built-in microwave, coffee machine, and two warming drawers

Instant boiling and filtered water tap

A hidden walk-in pantry with custom built-in cabinetry

A large sitting room with a contemporary log-burning stove and multiple windows framing garden views

A spacious utility/boot room offers ample storage and appliance space (accommodating two washing machines and a tumble dryer), complemented by a sleek shower room with a mains shower and heated towel rail.

Bedrooms and Bathrooms

Three beautifully proportioned bedrooms are located at the rear of the property. The luxurious principal suite features a stunning en-suite bathroom, creating a peaceful retreat. The flexible fourth room is currently used as a playroom but could serve as a guest bedroom, office, or hobby room.

Outside

Set within mature, wrap-around gardens, the property enjoys complete privacy and sunlight throughout the day. The beautifully landscaped outdoor space offers multiple seating areas, enclosed by mature trees and shrubs. A large gated driveway provides ample off-street parking.

Impeccable Renovation

No detail has been overlooked in the renovation of this home, which includes:

Complete rewire and new central heating system

New double-glazed doors and windows across the front elevation

Premium fixtures and finishes throughout – no expense spared



- A Stunning Recently Refurbished Detached Family Home
- Flexible Accommodation

- Wonderful Expansive Open Plan Living Areas With Underfloor Heating
- All Set In Wrap Around Gardens

- Four Bedrooms (Master with En Suite Bathroom)
- Immensely Popular Semi Rural Location





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Ground Floor



Total area: approx. 183.6 sq. metres (1976.7 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 PlanUp.

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