



CHANTRY HOUSE SANDY LANE,  
LOWER FAILAND, BS8 3SR

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GOODMAN  
& LILLEY







# CHANTRY HOUSE SANDY LANE

## LOWER FAILAND BS8 3SR

GUIDE PRICE  
£1,100,000

Approaching 2900 sq. ft. Chantry House occupies a truly special position in a beautiful rural setting that feels wonderfully private yet is far from isolated. Located just ten minutes from Clifton Village and within easy reach of Bristol, the property is approached via electrically operated gates and a long, tree-lined driveway bordered by lawns. From the house there are open views across adjoining farmland towards the village church and, in the distance, across to the Welsh coast. The setting offers the best of both worlds – peaceful countryside living with excellent accessibility to Bristol, Portishead and Nailsea, as well as a network of footpaths directly accessible from nearby lanes.

### Location

Set in an idyllic rural setting in the highly regarded village of Lower Failand, surrounded by attractive sprawling countryside and close the stunning period St Bartholemew's church. Failand is a highly regarded location positioned just a ten minute or so car journey from Clifton Village and close to neighbouring towns Nailsea, Clevedon & Portishead. The popular Honey & Ginger village store/deli and Failand Inn are also within a mile away.

### Accommodation

Please see the floor plan for all room measurements.

### Ground Floor

Dating back to 1887, Chantry House was originally built as the coach house and stables to the neighbouring rectory. It was converted into a private residence in the 1970s, and in 2016 the current family significantly enhanced the house with the addition of a two-storey extension, created from what was formerly the garage. This extension now provides a superb open-plan kitchen, dining and living space, together with an impressive principal bedroom suite above, and has underfloor heating on both levels.

The house blends historic character with modern family living. Stone walls, hardwood and oak floors, and an oak staircase combine with light-filled spaces to create a warm and welcoming atmosphere. The ground floor is arranged around a central dining hall featuring a wide stone archway, leading through to the sitting room where double

radiators are discreetly housed behind covers. Glazed doors open onto a large west-facing courtyard, ideal for entertaining and evening dining.

A study at the rear of the house overlooks the garden and provides an excellent home-working space. The kitchen/family room is the heart of the home and has been thoughtfully designed for everyday family life. It features solid wood worktops with a pop-up electric socket, ceramic hob, a large range cooker with two ovens, built-in microwave/grill, dishwasher, wine cooler (which may be available by separate negotiation), under-counter lighting and a central island with breakfast bar. French doors and windows provide lovely views along the drive and across open countryside, while additional French doors lead to an enclosed paved courtyard. A downstairs cloakroom and utility room were re-fitted in 2016.

### First Floor

On the first floor, the principal bedroom suite enjoys exceptional far-reaching views east towards the Welsh coast and south across rolling farmland, with the added benefit of a balcony. The en-suite bath and shower room is well appointed. There are four further bedrooms, one with an en-suite shower room, all enjoying open outlooks, along with a family bathroom which remains original. The house also benefits from two boarded and insulated loft spaces, both with drop-down ladders, providing excellent storage. The property is heated by oil-fired central heating, with two oil tanks (both recently replaced), and the extension benefits from

water-fed underfloor heating. Annual heating and hot water costs are estimated at approximately £1,800. Double glazing is fitted throughout, with the original units retained in the main body of the house.

### Outside

Chantry House sits within approximately 0.35 acres. To the west of the house is a large private paved terrace, perfect for family gatherings and entertaining. The north/south-facing rear garden is arranged over two tiers, with boundaries following the hedgerows, and adjoins open farmland. Central steps rise from the house to a lawn flanked by raised stone beds planted with shrubs, an ornamental pond with water feature, and a split-level paved seating area that takes full advantage of the surrounding countryside views. There are outside sockets and a tap, solar-powered exterior lighting, and a garden shed which will remain. Many of the mature trees are protected by TPOs.

In all, Chantry House is a unique and characterful family home, offering space, privacy and outstanding views, combined with thoughtful modern improvements and a highly convenient location.

### Further useful Information

Useful Information -

Distances:

Bristol – 7 miles  
Clifton Village – 4.5 miles  
Bristol Airport – 8 miles

Bristol Temple Meads (London Paddington) – 7 miles  
Nailsea & Backwell Station – 4.9 miles  
M5 (J19) – 3 miles  
Cribbs Causeway – 9 miles

Council Tax - Band G. North Somerset 01934 888888.

EPC rating - E.

Services - Mains water, private drainage. Oil fired central heating. Broadband currently via BT.

### Directions

Travelling from the Bristol direction, turn right of Clevedon Road opposite Honey & Ginger into Ox House Lane. At the bottom of Ox House Lane turn left, passing a telephone box on the left hand side and the entrance to Chantry House is seen as the next entrance on the left hand indicated by the Goodman & Lilley For Sale board.



- Period detached 5 bedroom family home
- Spacious light & airy accommodation of 2,863 sq ft
- Spacious 23 x 19ft sitting room
- Delightful 28 x 18ft kitchen/breakfast/family room
- Dining Room, study, utility & cloakroom WC
- Attractive features throughout
- Large private driveway with abundance of parking
- 0.35 acre plot surrounded by beautiful open countryside





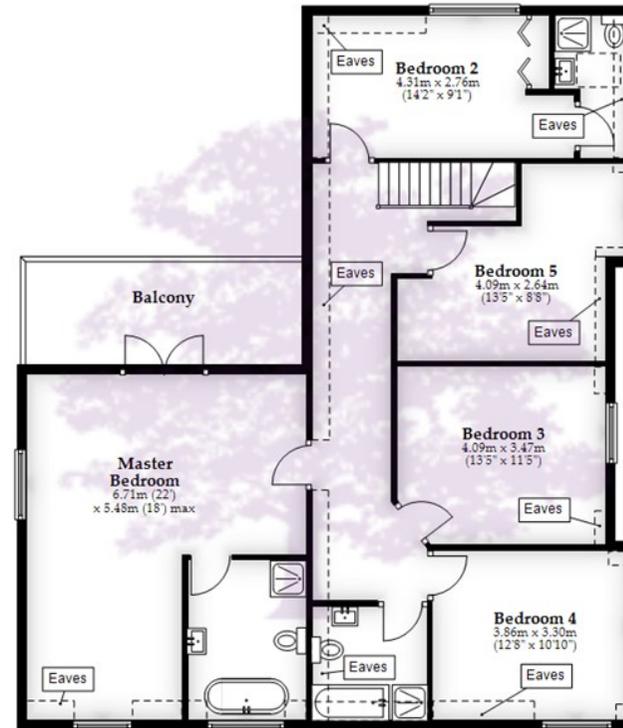
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Ground Floor



First Floor



Total area: approx. 248.2 sq. metres (2671.8 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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