



WHITE BARN BEGGAR BUSH LANE,
FAILAND, BS8 3TJ

**GOODMAN
& LILLEY**







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OFFERS IN EXCESS OF £1,100,000

Set within the historic and highly regarded Longwood development, The White Barn is a magnificent and exceptionally spacious semi-rural family home, enjoying a private setting just moments from the amenities of Clifton Village, attractive surrounding countryside as well as school playing fields for the prestigious BGS, QEH and Clifton College independent schools. Just 6–7 minutes drive to Clifton and Southville with shops, cafes and restaurants.

Originally constructed in 1805 as Napoleonic barracks, the property retains striking architectural features from its early military use, including the distinctive archways designed for horses and carriages. From above, the original buildings form a quadrangle layout, a rare and fascinating design. During the Victorian era the site later became an asylum before being sympathetically converted in the 1950s into ten individual residences, each with its own private gardens. The name Longwood itself is a poignant historical reference to Napoleon's final exile at Longwood on the island of St Helena.

The White Barn is approached via a private entrance leading to an extensive driveway, flanked by level lawns, clipped hedging and well-stocked borders. Double wooden vehicular gates provide under-archway access to a tandem double garage, with generous additional parking.

During their 10 years of ownership, the present owners have thoughtfully and comprehensively updated the property, carefully blending beautiful period features with stylish contemporary enhancements. Original character includes high ceilings, exposed wooden floorboards, a period fireplace, with the benefit of modern double glazing.

The centrepiece of the home is the outstanding extended open-plan kitchen/breakfast/dining room (24ft x 23ft), fully refurbished to create an exceptional family and entertaining space, overlooking the walled rear garden. Works included removal of a structural pillar, installation of under-floor heating, anthracite Origin sliding doors opening to the garden, range cooker, under-worktop wine fridge and a new dishwasher. The kitchen flows effortlessly into the outdoor areas, enhancing everyday living.

Further improvements undertaken include:

The property benefits from a newly installed rear roof, a repaired front roof using original Welsh slate tiles in keeping with the character of the house, and a fully refurbished archway roof, all covered by a 25 year guarantee.

Front: Removal of a lean-to structure and creation of a new patio with attractive lighting.

Side: Insulation of the external wall beneath the archway.

Garage: Installation of an electric garage door and side access door, with a wine cellar created at one end.

Rear Garden: New decking and pergola installed.

Heating: New external boiler and new radiators to the ground and middle floors.

Lounge: Installation of a log burner.

Stairs: New carpet.

Middle Floor: New windows and carpets.

Bathrooms: Refurbished family bathroom and a newly installed top-floor bathroom within the last six months.

Doors & Connectivity: New front door and internal doors throughout, plus installation of Gigaclear full fibre broadband.

A glorious, historically rich and exceptionally spacious family home in a peaceful semi-rural setting, yet within easy reach of Clifton Village and Bristol, The White Barn represents a rare opportunity. An early viewing is unhesitatingly recommended to avoid disappointment.

Accommodation

The ground floor comprises a welcoming reception hall, elegant drawing room (21'9" x 13'0"), the impressive kitchen/breakfast/dining room, and a cloakroom/WC.

The first floor offers a landing, three generous double bedrooms and a family bath/shower room with under floor heating..

The second floor provides two further double bedrooms

(five in total) and an additional modern bath/shower room.

Outside:

The gardens are beautifully arranged with level lawns divided by clipped hedging and mature borders, while to the rear is a sheltered courtyard garden measuring approximately 35ft x 22'10", ideal for private outdoor dining and entertaining. The property further benefits from an extensive driveway, plentiful parking and a tandem double garage.

Location -

Situated in one of Bristol's most desirable residential pockets, BS8 3TJ enjoys a prime position on the edge of Clifton, combining the elegance of city living with immediate access to open green spaces and countryside walks. Clifton Village is just a short stroll away, offering an exceptional range of independent boutiques, cafés, restaurants and everyday amenities, all set within its characterful Georgian streets.

The iconic Clifton Suspension Bridge and the Avon Gorge are close at hand, providing breathtaking scenery, riverside walks and easy access to some of the city's most picturesque outdoor routes. For those who enjoy walking, running or cycling, the surrounding countryside and nature trails offer an outstanding setting right on the doorstep.

The area is particularly sought-after by families, with a number of highly regarded private schools such as Clifton College, BGS, QEH & Clifton High all with extensive playing fields and sporting facilities within easy reach. Despite its peaceful, green surroundings, the location remains exceptionally well connected, with convenient access into Bristol city centre and beyond.

Also within convenient distances to Bristol by X6 bus, Temple Meads and Nailsea & Backwell train stations.

Outside

The White Barn is approached via a private entrance

leading to an extensive driveway, flanked by level lawns, clipped hedging and well-stocked borders. Double wooden vehicular gates provide under-archway access to a tandem double garage, with generous additional parking. The gardens are beautifully arranged with level lawns divided by clipped hedging and mature borders, while to the private rear walled garden measures approximately 35ft x 22'10", ideal for private outdoor dining and entertaining. The property further benefits from an extensive driveway, plentiful parking and a tandem double garage.

What our vendors say

We have lived at White Barn in Failand for the past decade, and it has been a wonderful place to raise our family. It combines the feeling of being immersed in nature with the convenience of being just minutes from Clifton and the city. It is a truly special place, where the combination of privacy and green space makes every day feel relaxed and enjoyable.

Clifton and Southville are only a 6 to 7-minute drive away, offering an excellent range of shops, cafes, and restaurants. There is also a reliable bus service metres from the house, providing easy access to the city. Everyday essentials are just a 3-minute drive at the Co op in Long Ashton, and we also love stopping at Honey and Ginger for coffee, cake, farm shop produce, gifts and newspapers – a perfect stop on a country walk.

Surrounded by mature trees, the house feels as though you are living in the forest, giving a real sense of privacy and seclusion. When the trees open up, the house feels wonderfully tucked away, yet still connected to the surrounding countryside. We have enjoyed walks to Abbots Pool, Tyntesfield, Belmont Hill and Failand Farm. Our family has spent countless happy hours mountain biking in Ashton Court and Leigh Woods, and Sundays were often taken up with rugby at Old Bristolians, just a stone's throw away. We are also conveniently close to the QEH and BGS playing fields, as well as Bristol Cricket Club, which has been a real benefit for family life and sport. Being close to Ashton Court has allowed us to enjoy events



- Stunning period family residence of over 2,700 sq ft
- Two bathrooms & downstairs cloakroom WC & utility
- Within 6/7 minutes drive of Clifton & Southville
- Idyllic semi rural position on Beggar Bush Lane
- Large gardens, tandem garage & expansive driveway parking
- NO ONWARD CHAIN
- Five good sized bedrooms
- Beautifully presented throughout

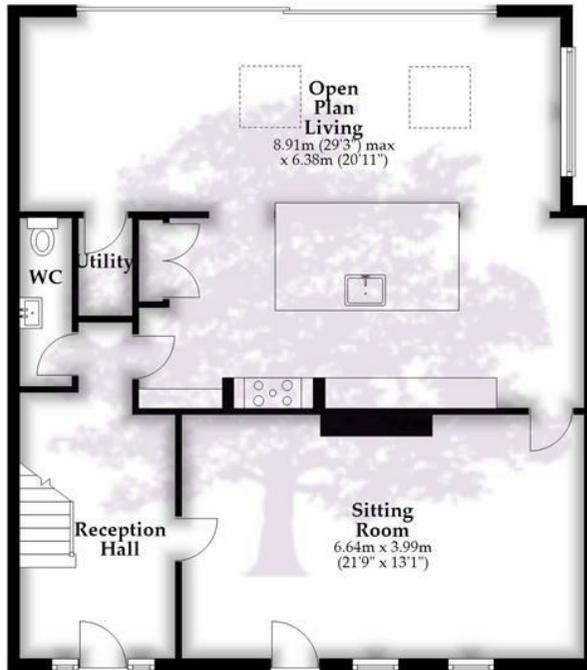




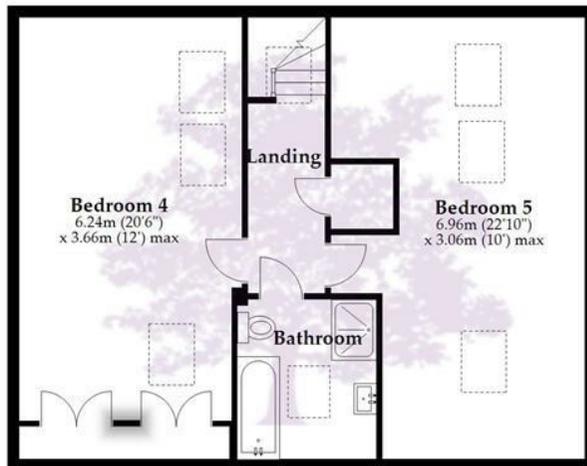
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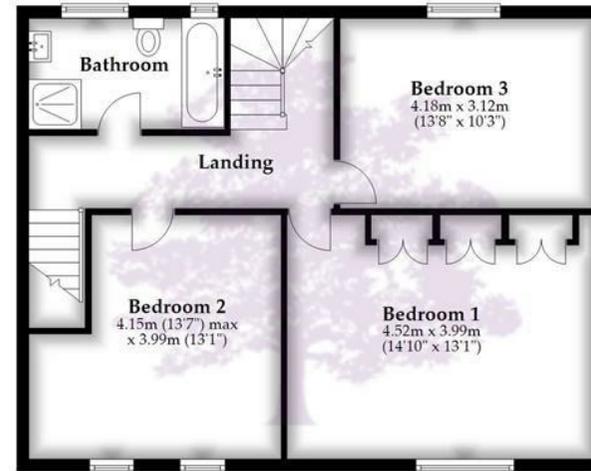
Ground Floor



Second Floor



First Floor



Garage/Workshop



Total area: approx. 252.5 sq. metres (2718.3 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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