



49 WESTON ROAD,  
FAILAND, BS8 3UR

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**GOODMAN  
& LILLEY**







# 49 WESTON ROAD

## FAILAND BS8 3UR

# GUIDE PRICE

## £799,950

This attractive four-bedroom detached bungalow with a highly versatile outbuilding, development potential enjoys a highly desirable position that perfectly combines convenience with countryside appeal. Situated within easy reach of Bristol City Centre, yet surrounded by rural charm and open green spaces, the property offers the best of both worlds — an ideal setting for those seeking peaceful living without compromising on accessibility.

We do anticipate a good degree of interest in this house so please call, click or come in and visit our experienced sales team to arrange your viewing.

### Accommodation

A welcoming entrance porch with side windows opens into a bright entrance hall, featuring a range of fitted cupboards, dado rail, wall lighting, and access to the loft spaces — the front being lit and fully boarded, and the rear part boarded and lit, providing excellent storage. The sitting room is an elegant and generously proportioned space, enjoying a large picture window to the front and a full-length side window overlooking the garden. This light-filled room creates a relaxed setting for family living and entertaining, with double multi-paned doors leading seamlessly through to the kitchen and dining area.

The kitchen/dining room is fitted with a comprehensive range of wall and floor cabinets topped with granite work surfaces. There is space for a range-style cooker with an extractor canopy above, as well as room for a dishwasher and fridge/freezer. French doors open directly onto the rear terrace, creating a perfect space for indoor-outdoor living.

There are three comfortable bedrooms, all well-proportioned and thoughtfully presented. The master bedroom enjoys pleasant views over the garden and features built-in wardrobes together with an en suite shower room, complete with tiled walls and flooring. Two further bedrooms provide ideal guest or family accommodation, complemented by a modern family bathroom with a free standing bath, vanity unit with inset wash basin, WC, and a separate fully tiled shower cubicle. A rear hallway provides further storage and access to the garden, while the adjoining utility room is fitted with additional cupboards, a sink, and plumbing for laundry appliances. A fourth bedroom or study offers a versatile space for home working or additional accommodation, featuring a side window, shelved alcove, and twin telephone lines.

### Outside

The property is approached via a sweeping driveway leading to a double garage with EV charging point, light, power, and an adjoining tool shed.

The front garden is enclosed by mature hedging and laid

mainly to lawn with established trees, shrubs, and exterior lighting. The rear garden is a private and mature retreat, laid largely to lawn with a variety of trees, shrubs, and a productive fruit and vegetable garden including raspberry canes, rhubarb, and blackcurrants. Winding pathways lead through the grounds to a charming seating area beneath a wisteria-covered trellis, with a timber gate linking to the rear garden. A paved terrace adjoining the kitchen and dining room provides a lovely space for outdoor dining and relaxation.

A superb and highly versatile outbuilding measuring approximately 29ft x 14ft, offering excellent potential for a wide range of uses. Thoughtfully designed and fully insulated, the space benefits from heating, power, and natural light through multiple windows overlooking the garden. The accommodation includes a kitchenette and WC, making it ideal for a variety of purposes — whether as a home office, studio, treatment room, or annex-style space for a dependent relative. The outbuilding also has its own WiFi and wired internet - Superfast cable internet available. It could equally suit those seeking premises for business or hobby use, providing flexibility and privacy away from the main residence.

### Development Opportunity

Full planning permission granted for a 5 bed architect designed home.

The property offers exciting potential for extension, reconfiguration, or redevelopment. Many homes in the immediate area have been significantly enhanced over recent years, with several transformed into impressive, architect-designed residences that have achieved sale prices well in excess of £1 million. This trend highlights both the desirability of the location and the strong market appetite for high-quality, individual homes in Failand. The generous plot and surrounding setting provide an excellent opportunity for buyers to create a bespoke “Grand Design”-style home, perfectly tailored to modern living while taking full advantage of the area’s peaceful, semi-rural charm. Whether extending the existing accommodation or exploring a more ambitious

redevelopment, this is a rare opportunity to add considerable value in one of North Somerset’s most sought-after addresses.

### Location

Failand is a highly desirable semi-rural village located just a few miles southwest of Bristol, offering the perfect balance between peaceful countryside living and excellent city access.

Surrounded by rolling fields and open countryside, the area is well known for its sense of community, scenic walks, and proximity to beautiful spots such as Ashton Court Estate, Abbots Pool, and the Long Ashton Golf Club. Despite its rural charm, Failand is extremely convenient for commuters — Bristol City Centre, Clifton, and the M5 motorway are all within easy reach. Regular bus services and nearby rail links from Nailsea & Backwell Station provide additional transport options.

The village itself benefits from a local shop, village hall, and well-regarded primary school, with further amenities available in nearby Long Ashton and Portishead. The area is also popular with families thanks to its access to excellent state and independent schools, including Bristol Grammar School, Clifton College, and Queen Elizabeth’s Hospital. Combining tranquil countryside surroundings with quick access to Bristol and the motorway network, Failand is one of North Somerset’s most sought-after locations — ideal for those looking for village life without compromising on city convenience.

### Agents Notes

Tenure: Freehold

Heating: Oil-fired central heating throughout, Water Supply: Mains water connected, Drainage: Private drainage system (septic tank), Electricity: Mains electricity connected.

Telecommunications: Telephone and broadband services available (subject to provider).

Council: North Somerset District Council – Tel: 01934 888144

Council Tax Band: F

Important Note: All information is intended as a guide only. Prospective purchasers should satisfy themselves by inspection, enquiries, and survey as to the correctness of any statements.



- Detached Family Bungalow
- Versatile, Large Separate Outbuilding Studio/Office
- Quiet Semi-Rural Location
- Set within 0.28 acres
- Four Double Bedrooms
- Scope For Further Development (STP)
- Generous Gardens & Grounds
- Approx. 1920 SQ FT
- Approximately 3.5 miles from Clifton Village
- Well Presented Accommodation





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# Ground Floor



Total area: approx. 178.4 sq. metres (1920.0 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 PlanUp.

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