



KNAPP HOUSE, 39 CLEVEDON ROAD,
FAILAND, BS8 3UL

GOODMAN
& LILLEY







KNAPP HOUSE, 39 CLEVEDON ROAD

FAILAND BS8 3UL

GUIDE PRICE
£785,000

An immaculate detached family home of approximately 2,000 sq. ft, offering four double bedrooms, three stylish shower rooms, and beautifully presented interiors throughout.

The property features a generous, landscaped private garden with patio, lawn, vegetable plot and summerhouse, perfect for family living and entertaining. Additional benefits include a tandem double garage, useful carport, and extensive off-road parking, all approached via a private driveway. Light-filled rooms, high-quality finishes and versatile living spaces combine to create a comfortable and exceptionally well-maintained family home.

Local Area

Failand is a highly sought-after commuter village, offering excellent links into central Bristol by car or public transport, with a bus stop within walking distance. Local amenities include a charming farm shop and café, perfect for a morning coffee. The nearby town of Nailsea provides a wide range of facilities, including primary and secondary schools, shops, bars, and supermarkets. Just over three miles away, the vibrant area of Clifton is easily accessible, while Ashton Court Estate is close by, offering 850 acres of rolling parkland, deer, play areas, golf courses, cafés and gardens — ideal for outdoor recreation and family days out.

Ground Floor

Accessed via a private driveway with a beautifully maintained front garden, this immaculate detached family home immediately impresses. The approach provides comfortable parking for at least four vehicles and gives access to both a tandem double garage and a highly practical carport, ideal for ease of entry in all weathers. Stepping inside, a bright and welcoming hallway with hardwood flooring sets the tone for the rest of the home, showcasing the care and attention the property has received. To the front, two well-proportioned double bedrooms enjoy open countryside views, with one benefitting from a bespoke range of Avanti fitted wardrobes. These rooms are served by a stylish downstairs wet room. To the rear, the accommodation opens up into an exceptional living room, filled with natural light and featuring sliding doors onto the extensive garden. Adjacent lies a stunning kitchen/dining room, thoughtfully

designed by the current owners with sleek grey cabinetry, Quartz worktops, integrated appliances including a hot tap, and a sociable breakfast bar with induction hob. The space is large enough to comfortably accommodate a family dining table, with further doors leading directly to the garden, creating the perfect setting for entertaining. A well-appointed utility room, a second contemporary shower room and a practical boot room with garden access complete the ground floor.

First Floor

Stairs rise to a spacious landing where a large Velux window floods the space with natural light, making it the ideal spot for a study corner or reading nook. From here, doors open to two generous double bedrooms and an additional shower room. The principal bedroom is positioned to the rear, enjoying wonderful views over the landscaped garden, and is enhanced by a bespoke range of Avanti wardrobes together with a custom-built walk-in dressing room offering extensive storage. The second upstairs bedroom is equally impressive, boasting far-reaching countryside views to the front, a wealth of fitted wardrobes and the benefit of useful caves storage. A shower room completes the first floor, ensuring both bedrooms are well served.

Garden & Garage

The extensive rear garden measures approximately 100ft and has been thoughtfully landscaped by the current owners to create a series of attractive, functional zones. A sun-drenched patio, accessible from both the kitchen/dining room and living room,

provides the perfect space for outdoor dining and entertaining. Beyond this, a manicured lawn is bordered by mature shrubs, offering a sense of privacy and seclusion, while a vegetable plot and greenhouse at the rear provides an opportunity for homegrown produce. Further enhancing the outdoor space, a charming summerhouse sits to the rear of the garden, ideal for relaxing or working from home. Convenient access is also provided to the tandem double garage, which benefits from electricity, lighting, a rear window, and extra ceiling height, making it both practical and versatile.

Additional Information

To arrange a viewing or for more information, contact one of our experienced property professionals today. Our team is ready to assist you in making this exceptional property your new home.

Call, Click or Come In: 01275 430440 /
sales@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: North Somerset Council Tel:
01934 888888

Council Tax Band: F

Services: Electric, tanked oil, Water, Mains
Drainage

All viewings are strictly by appointment with sole
agent Goodman & Lilley: 01275 430440



- Detached Family Home (2000Sq.ft)
- Immaculately Presented Throughout
- Driveway And Ample Off Road Parking
- Great Transport Links Into Central Bristol
- Four Double Bedrooms
- Three Shower Rooms
- Tandem Double Garage
- Stunning Kitchen/Diner With Garden Access
- Approx. 100ft Rear Garden
- Walking Distance To Coffee Shop





GOODMAN
& LILLEY



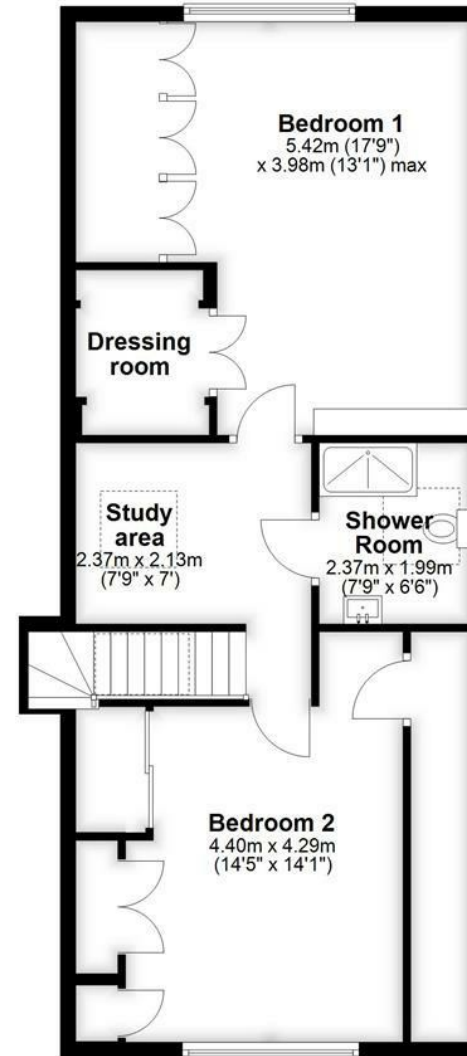
Ground Floor

Approx. 116.1 sq. metres (1250.0 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.0 sq. feet)



Double Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 185.8 sq. metres (2000.0 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla