GOODMAN & LILLEY



83 CLEVEDON ROAD, BRISTOL, BS8 3UL



£895,000

CLEVEDON ROAD

FAILAND, BS8 3UL

- Detached Family Home
- Four Double Bedrooms
- Stunning Kitchen/Diner With Garden Access
- Utility Room
- Immaculately Presented Throughout
- Ample Off Road Parking
- Walking Distance To Coffee Shop
- Great Transport Links Into Central Bristol
- Spacious 3 reception rooms
- Ideal for alfresco dining



LOCATION

Positioned within the highly desirable village of Failand, 83 Clevedon Road enjoys an enviable setting that perfectly balances rural tranquillity with outstanding convenience and connectivity.

Surrounded by rolling countryside and an abundance of green open spaces, the area is renowned for its scenic beauty and access to exceptional outdoor pursuits. Nearby, the expansive Ashton Court Estate offers acres of parkland, woodland trails and open deer parks, ideal for walking, cycling and equestrian activities, while the surrounding lanes and footpaths provide a quintessentially English countryside setting.

Despite its peaceful, semi-rural atmosphere, Failand is perfectly positioned for access to a wide range of amenities. The ever-popular Ginger & Spice Cafe serves as a local hub, offering artisan coffee, fresh produce and a welcoming environment for residents. For a broader selection of boutiques, fine dining and cultural attractions, Clifton Village and Bristol city centre are just a short drive away.

Leisure and lifestyle opportunities are particularly impressive. The prestigious Bristol & Clifton Golf Club and Long Ashton Golf Club are both within easy reach, offering beautifully maintained courses set within picturesque parkland. In addition, the highly regarded David Lloyd Bristol provides premium health, fitness and wellness facilities, including gym, swimming and racquet sports.

The area is also well served by a selection of highly regarded schools in both the state and independent sectors, including those in nearby Long Ashton and Bristol, further enhancing its appeal for families seeking both quality education and a desirable lifestyle setting.

Connectivity is a key strength of this location. The property benefits from convenient access to the M5 motorway via nearby Portishead (Junction 19), enabling straightforward travel to the South West, Midlands and beyond. Bristol city centre, the commercial hubs of the region and mainline rail services are all easily accessible, making this an ideal setting for both commuters and those seeking a balance between city and country living.

Altogether, the property represents a rare opportunity to enjoy an exceptional village lifestyle, combining natural beauty, refined local amenities and excellent transport links in one of the region's most sought-after locations.























SUMMARY

Set back from the road and approached via a generous frontage, this exceptional home immediately impresses with ample off-road parking for multiple vehicles, offering both convenience and a sense of privacy.

Upon entering, a welcoming and elegantly presented entrance hallway sets the tone for the rest of the property, showcasing the home's immaculate and thoughtfully curated interiors. The accommodation flows beautifully into a light-filled, contemporary kitchen/dining space, designed with both style and functionality in mind. This sociable heart of the home is finished to a high standard and provides an ideal setting for everyday living and entertaining alike.

From here, the property opens into a spacious and inviting lounge, where double doors create a seamless connection between the living areas, enhancing both natural light and flow. The lounge itself offers a refined yet comfortable atmosphere, perfect for relaxation.

The kitchen/dining area is further enhanced by striking bi-fold doors that open onto a beautifully maintained rear garden. This private and fully enclosed outdoor space has been designed for ease of maintenance, featuring a combination of patio and lawn, bordered by secure fencing it is ideal for al fresco dining and enjoying the warmer months.

A particularly noteworthy feature is the substantial utility room located just off the kitchen, offering exceptional additional storage and practicality, perfectly suited to modern family living.

The ground floor also benefits from two well-proportioned bedrooms, providing flexibility for guests, home working or multi-generational living, alongside a stylish and contemporary shower room complete with walk-in shower, wash basin and WC.

To the first floor, the property continues to impress with two further generous double bedrooms, both benefitting from extensive built-in storage solutions. These are served by a luxurious and spacious family bathroom, beautifully appointed with a walk-in shower, separate bath, wash basin and WC, creating a true sanctuary within the home.

Throughout, the property is immaculately presented in a neutral palette, offering a timeless aesthetic that enhances the sense of space and light, while allowing any prospective purchaser to move straight in and personalise with ease.

This is a home that effortlessly combines elegance, practicality and modern living, finished to an exceptional standard throughout.

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: E

EPC; D (Valid until 2036)

Services: Electric, tanked oil, Water, & Septic Tank







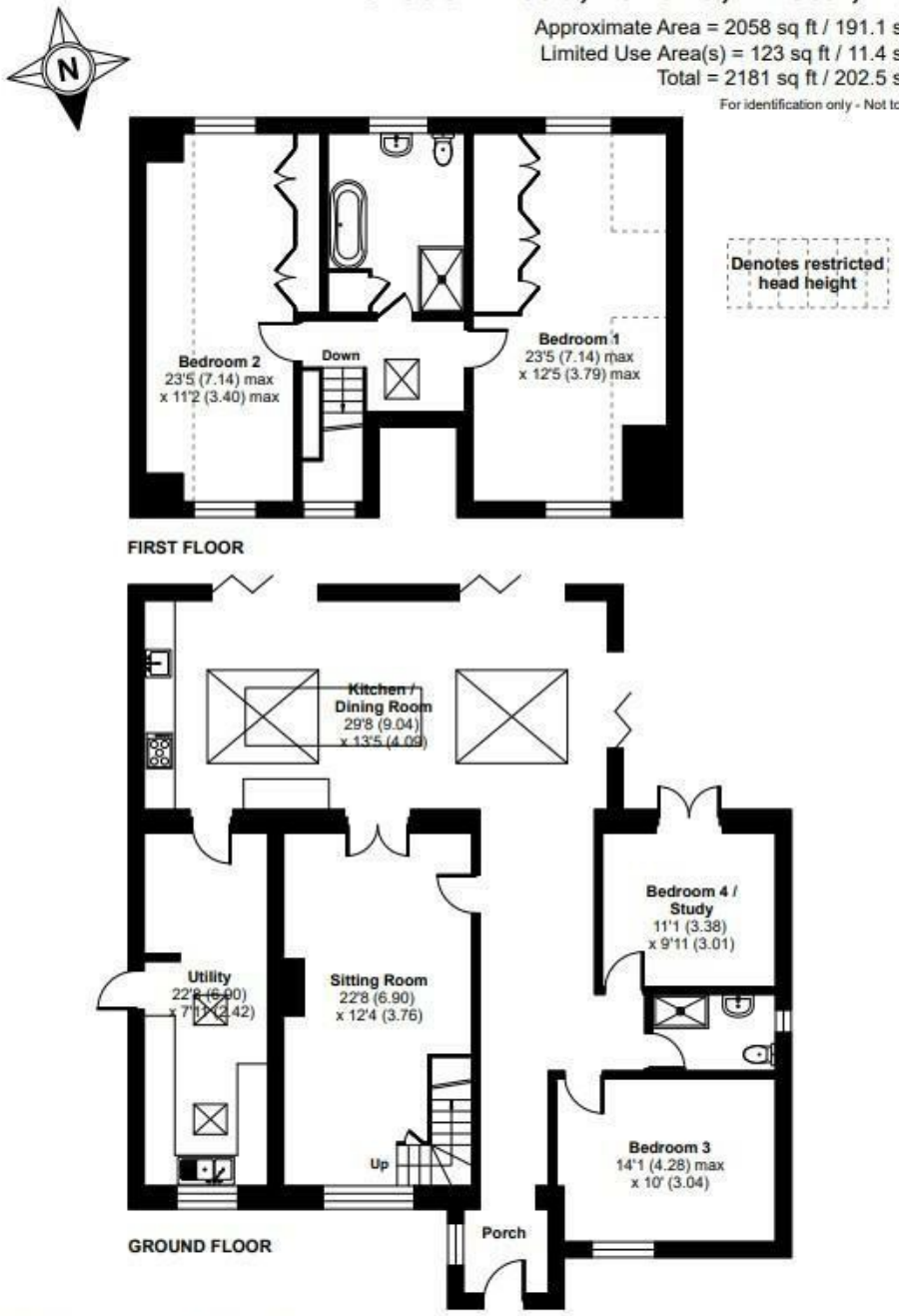






Clevedon Road, Failand, Bristol, BS8

Approximate Area = 2058 sq ft / 191.1 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Total = 2181 sq ft / 202.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

CLEVEDON ROAD

FAILAND
BS8 3UL

AT A GLANCE

TOTAL SQUARE FOOTAGE: 2181.00 SQ FT

COUNCIL TAX BAND: E

RECEPTION ROOMS: 3

BEDROOMS: 4

BATHROOMS: 2

TENURE: FREEHOLD

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