



21 Clevedon Road, Flax Bourton, Bristol, Somerset, BS48 1NQ

£1,200,000

A substantial five bedroom detached home with huge potential, set in an acre of secluded leafy grounds on a private road. Former Station & Additional piece of land available subject to separate negotiation.

- Detached Home
- Huge Potential
- Substantial Gardens
- Private Location
- Detached Garage

The Property

Offered to the market for the first time in over 50 years No 21 is a secluded gem offering exciting potential to a family looking to take advantage of a large detached home with private gardens to the front and rear. Whilst well maintained since ownership the property now requires updating throughout.

A sweeping gated drive beckons you to the property with ample space for parking. The ground floor accommodation comprises generous proportioned entrance hall, multiple reception rooms with no2 benefiting from conservatory, Bedroom 5, large kitchen diner with fitted appliances and working Aga, utility area and W.C.

To the first floor there are four well-appointed double bedrooms all of which are light airy due to an abundance of cleverly placed windows which provide pleasant views over the grounds. A generous three piece family style bathroom and tiled in suite shower room complete the internal accommodation.

Outside the property benefits further from a detached double garage with tiled roof and electric door, the back garden is partially paved with pond area and lawn. Do the size of the rear garden and access via private road planning could be sought for additional dwellings.

Available by separate negotiation there is also the opportunity to purchase the former station and builders yard which is fully let, all of which located yards from the property. Plans and income available upon request.

Location

Flax Bourton in sought after location in North Somerset with many amenities in close proximity with shops for everyday living available from nearby Nailsea and for a more eclectic mix, Clifton, which offers restaurants, bars, bistros and individual boutiques. There are golf courses and health and leisure clubs for those seeking an active lifestyle, whilst the surrounding countryside includes bridle ways, footpaths and nature trails. There are schools, both state and independent, primary and secondary

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Clevedon Road, Flax Bourton, Bristol, BS48

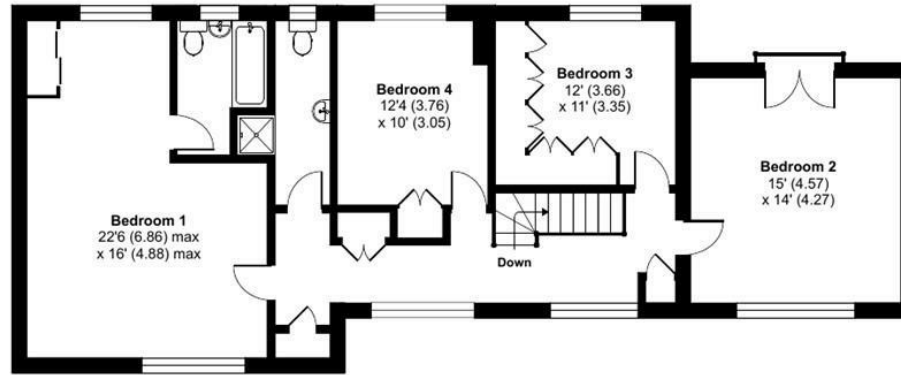
Approximate Area = 2404 sq ft / 223.3 sq m

Garage = 400 sq ft / 37.2 sq m

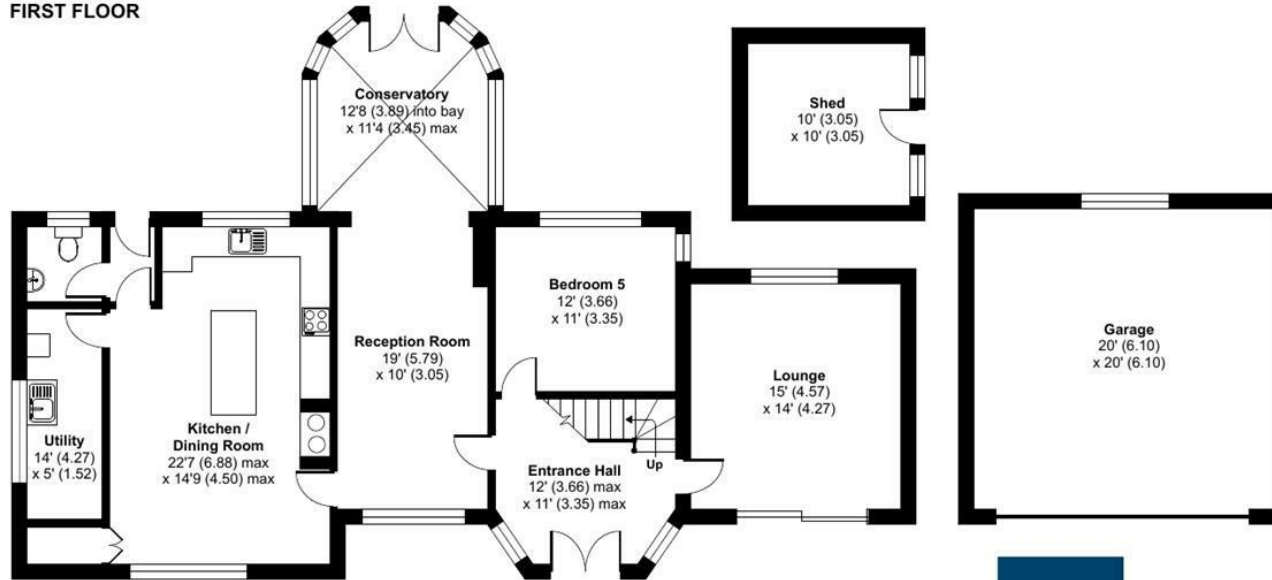
Shed = 117 sq ft / 10.9 sq m

Total = 2921 sq ft / 271.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Hollis Morgan. REF: 859695



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 72 | | |
| | 48 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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