



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

£1,100,000

Hollis Morgan - A substantial five bedroom detached home with huge potential set in an acre of secluded leafy grounds on a private road. Former Station and Additional parcel 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

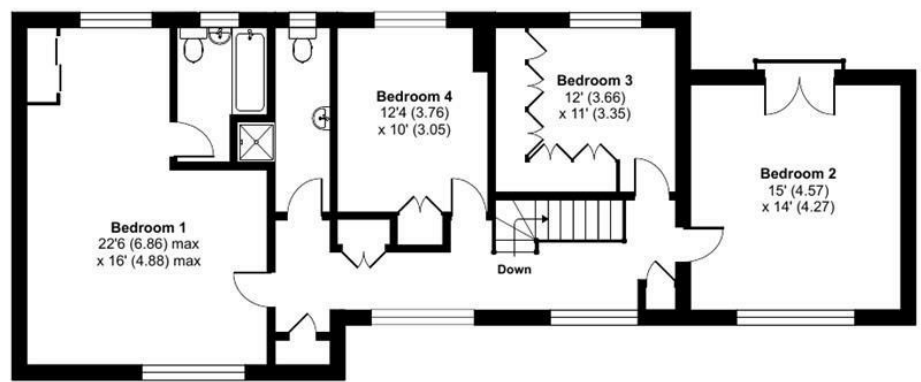
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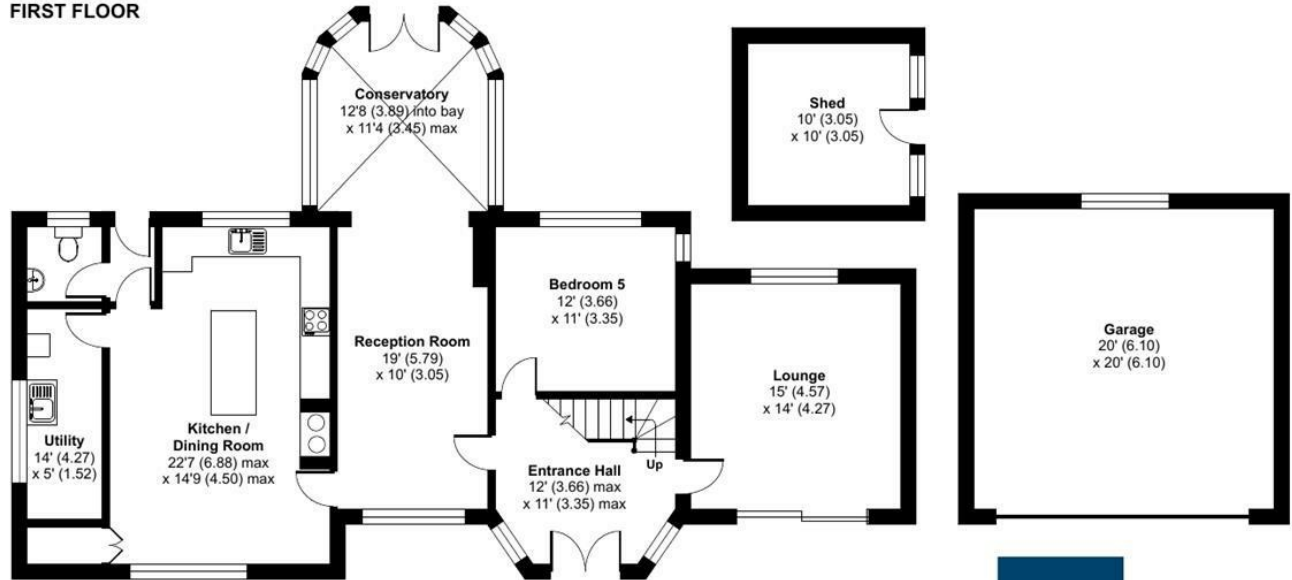


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Approximate Area = 2404 sq ft / 223.3 sq m
 Garage = 400 sq ft / 37.2 sq m
 Shed = 117 sq ft / 10.9 sq m
 Total = 2921 sq ft / 271.4 sq m
 For identification only - Not to scale



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



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk
 Hollis Morgan Property Limited, registered in England, registered no 7275716
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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

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