



Detached country cottage with scope for upgrading

Ox House Lane, Failand, Bristol, BS8

£850,000 Freehold



A delightful country setting • Two reception rooms • Kitchen and separate utility • Cloakroom • Three first floor bedrooms • En suite and family bathroom • Double garage offering conversion potential • Superb ornamental grounds with extensive parking and tennis court

About this property

The cottage is in a prime rural location on the edge of the city within the former estate grounds of Failand House and forms part of a small enclave of neighbouring homes that provide a sense of security and comfort. The property is approached via a superb sweeping driveway that skirts the edge of the parkland style grounds culminating in an area of parking with double garage immediately to the front of the home. The property certainly offers possibilities for those seeking to put their own stamp on a home either by extending the footprint or simply remodelling and refurbishing the interior. A significant feature of the home are the beautiful and generous grounds. There is a lovely tranquil country feel to the surrounding areas and it is hard to believe that one is only 4.9 miles from Clifton Village, 6.1 miles from Bristol City Centre and 2.4 miles from junction 19 of the M5. The gardens are beautifully established and heavily planted with a sheltered terrace to the rear leading to a large area of lawn bordered by mature trees and shrubs with an orchard to the far end. Set to one side is a hard service tennis court which would now benefit from a degree of refurbishment. In total the grounds extend to 0.67 acres and includes some fine specimen trees to include a lovely tall Pine, Ash, Silver Birch, Conifers and a young Monkey Puzzle.

Approached via a canopied stone porch, the front door opens to a small entrance hall with staircase rising to the first floor. Set immediately off this hallway is the generous sitting room with dining area, originally two rooms but now open through with twin windows to the front gardens. There is a working stone fireplace at the far end. Set off the sitting room is a second reception room with stone mullion windows to the side courtyard and a recessed seating alcove currently used as a small study area. The kitchen is fitted with a good range of storage cabinets with breakfast bar and built in Bosch oven, grill and a four burner ceramic hob. A door from the kitchen leads directly out to the rear terrace with further doorway off this area into the rear of the garage. The separate utility is plumbed for washing appliances with space for a separate freezer and with a small cloakroom set off. At first floor there are three bedrooms, the principal room with a large en suite bathroom and featuring an extensive run of fitted wardrobes and drawers. There is a further family bathroom with shower over bath and his and hers basins set into a marble vanity unit.

Local Authority

North Somerset Council

Energy Performance

EPC Rating = F





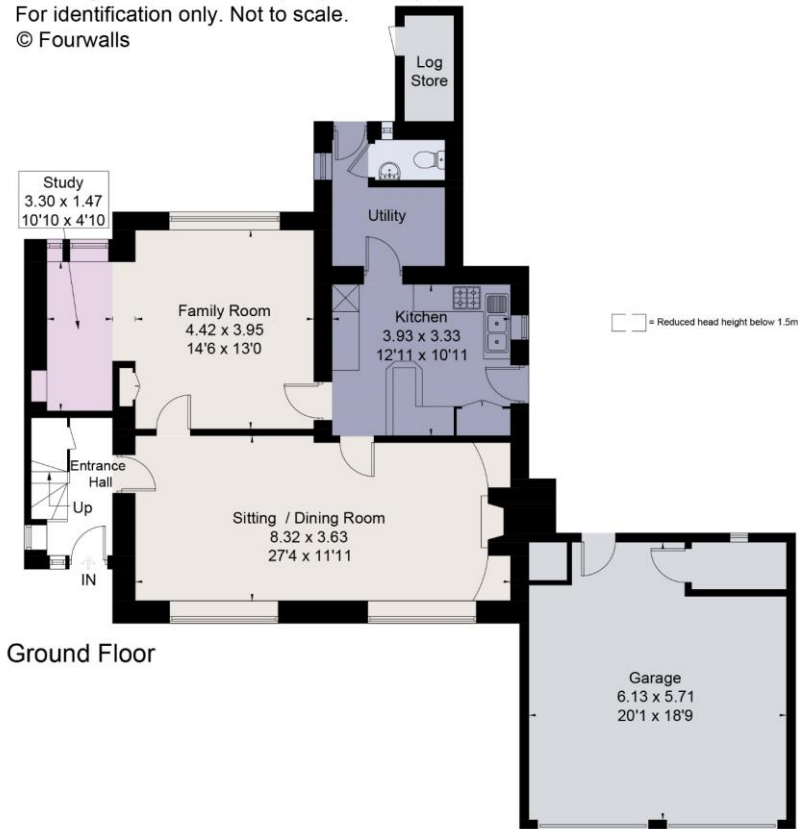
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
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Approximate Area = 169.3 sq m / 1822 sq ft
Garage = 35.0 sq m / 377 sq ft
Total = 204.3 sq m / 2199 sq ft
Including Limited Use Area (8 sq m / 86 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Lower Failand enjoys the utmost peace and tranquillity and yet is easily accessible to Clifton's fashionable village (4.9 miles) and Bristol's commercial centre (6.1 miles). Surrounding the property there are foot paths and bridle paths with a number of challenging rides. Also within easy reach are mountain bike trails extending through the Ashton Court Estate and Leigh Woods. There are golf courses nearby, with Bristol & Clifton and Long Ashton neighbouring and there are health and leisure clubs in Failand and Long Ashton in addition. For schools, Wraxall has a primary school and a highly regarded Preparatory school, whilst Clifton has a number of independents. There are farm shops nearby for daily produce and a Post Office store, whilst supermarkets and other superb shopping facilities are available in Bristol and Clifton Village. For the commuter there is good access to the motorway networks, rail services and Bristol Airport all of which are in close proximity.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 32 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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