TELEPHONE 01225 904999



Flax Bourton Road, Failand, Bristol BS8

Peter Greatorex



A detached bungalow set within established private grounds

OFFERS IN EXCESS OF
£625,000





Overview

Occupying a peaceful and elevated position within the ever-popular village of Failand, Heatherdene is an individual detached bungalow set within established private grounds, enjoying attractive gardens and far-reaching views across the surrounding countryside and easy access to Clifton and Bristol City centre.









Approached through secure electric gates, a sweeping driveway leads to the property, providing generous off-street parking alongside a garage and carport. The house sits comfortably within its grounds, creating an appealing sense of privacy and seclusion, while the surrounding landscape provides a particularly attractive backdrop to this substantial single-storey home.

The accommodation is both spacious and versatile, with well-proportioned rooms offering considerable scope for a purchaser to introduce their own style and further enhance the property.

A welcoming entrance porch leads into the central hallway, from which the principal reception rooms and bedroom accommodation are arranged. The spacious sitting room is a particular feature, centred around an attractive stone fireplace and enjoying a pleasant outlook over the gardens. A separate dining room provides an ideal setting for more formal entertaining, while an additional sitting area offers further flexibility for family life, relaxation or working from home.







The kitchen is well appointed and benefits from views towards the gardens and countryside beyond. An adjoining utility room provides useful additional storage and practicality, with access through to the garage. The bedroom accommodation is thoughtfully arranged to one side of the property, creating a natural distinction between the principal living spaces and the private areas of the home. There are three generous double bedrooms, served by three bathrooms. Two bedrooms benefit from en-suite facilities, while the third is complemented by a spacious family bathroom.

Outside, the established gardens are a significant attraction. The front grounds provide an attractive approach, while the rear garden offers a particularly private environment, with mature planting, well-stocked borders and a level lawn. A generous patio terrace, accessed directly from the kitchen, creates a natural setting for outdoor dining and entertaining, with the surrounding greenery and countryside views adding to the sense of tranquillity.

Beyond its existing accommodation, Heatherdene offers exciting possibilities for those seeking a home with scope to improve, reconfigure or potentially extend, subject to the appropriate planning and other necessary consents. The combination of its individual position, generous plot, established gardens and substantial accommodation makes this a particularly appealing proposition.

KEY FACTS

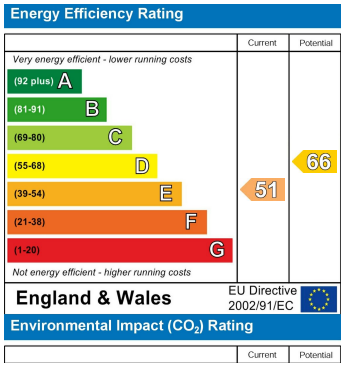
- An individual detached bungalow in a highly desirable village setting
- Three generous double bedrooms and three bathrooms, including two en-suites.
- Beautiful far-reaching views across the surrounding countryside.
- Established private gardens to both the front and rear.
- Secure electric gates opening onto a sweeping driveway with extensive off-street parking, garage and carport.
- Two generous reception rooms
- Well-appointed kitchen with adjoining utility room and access to the garage.
- Potential for further enhancement or enlargement, subject to the necessary planning consents.
- Conveniently situated for Clifton Village, Bristol and the surrounding countryside.







These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy







Key Facts

Tenure: Freehold

Heating: Oil-fired central heating

Council Tax: North Somerset Band F

EPC Rating: E

Parking: Gated off-street parking, garage and carport

Services and utilities: Mains electricity and water. Oil central heating

No onward chain









Location

Situated to the south-west of Bristol, Failand is a highly regarded residential area offering a balance of countryside living and convenient access to the city. The village is characterised by its rural surroundings, established residential roads and a varied selection of attractive properties.
Bristol city centre and Clifton are readily accessible, while the neighbouring villages of Long Ashton and Abbots Leigh provide further local amenities.

The surrounding countryside offers a network of footpaths and opportunities for outdoor pursuits, with the M5 motorway also within easy reach.
Clifton Village is approximately ten minutes away by car, via the iconic Clifton Suspension Bridge, and offers an appealing selection of independent boutiques, cafés, restaurants and everyday amenities. Bristol city centre is also readily accessible, with bus connections including the X6 service.

For those who enjoy the outdoors, the surrounding countryside offers an extensive network of public footpaths, ideal for walking and exploring the local landscape. Failand also benefits from connections to the National Cycle Network, with Route 334 linking towards Clifton, Portbury and Portishead.
Nearby Long Ashton provides a further range of everyday amenities,

For more information please get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999
SALES@PETERGREATOREX.CO.UK

4 QUEEN STREET, BATH, BA1 1HE





Your home deserves extraordinary.

Buyer Verification Checks – Legal Requirement

Please note that, in accordance with UK Anti-Money Laundering (AML) regulations, **all buyers whose offer is accepted must undergo identity (ID), AML, and source of funds verification** before the sale can proceed. These checks are a **legal requirement** and ensure compliance with current legislation. The cost for this service is **£45 plus VAT per person**, payable by the buyer.

We will contact you with full instructions once an offer has been agreed.

Peter Greatorex Unique Homes Ltd | Company Number: 16349029 | VAT Number: 507 7519 78 | Ombudsman Number: T13664
Registered Office: The Orchard, High Street, Blagdon, Bristol, North Somerset, BS40 7TQ