

GOODMAN & LILLEY

66 FLAX BOURTON ROAD, FAILAND, BS8 3UN

OFFERS IN EXCESS OF £900,000



66 FLAX BOURTON ROAD
FAILAND, BS8 3UN

AN IMMACULATE & BEAUTIFULLY APPOINTED FAMILY HOME

Perfectly positioned in the sought-after village of Failand, this impressive home offers the best of both worlds. Just eight minutes from Clifton, the property is wonderfully placed for Bristol city centre, yet enjoys a picturesque setting amongst the rolling hills and open countryside of North Somerset. With an abundance of beautiful walks, highly regarded schools and excellent transport connections nearby, it is an enviable location for family life.

The surrounding countryside offers an abundance of opportunities to enjoy the outdoors, with the historic Ashton Court Estate, Belmont Estate and National Trust's Tyntesfield House all within easy reach. Everyday amenities are equally accessible, with Waitrose and Tesco in Nailsea, Sainsbury's in Ashton and the neighbouring towns of Clevedon and Portishead providing further shopping facilities. The nearby M5 at Portbury offers convenient northbound and southbound access, connecting the area with Bristol, the Midlands and beyond, while remaining comfortably removed from the immediate surroundings. A selection of well-regarded state and independent primary and secondary schools also serve the area.

ADDITIONAL INFORMATION

EPC: C | Freehold | Council Tax Band C

























INTERNALLY

The property is presented in immaculate condition, with thoughtfully arranged accommodation, an abundance of natural light and a wonderful connection between the principal living spaces and the garden.

A welcoming, light-filled entrance hall sets the tone, offering useful space for fitted cabinetry and everyday storage, ensuring the reception rooms remain uncluttered. There is also convenient internal access to the garage from here.

The recently appointed reception room is a particularly striking space, with expansive glazing extending across the walls and ceiling to maximise natural light. A contemporary bioethanol burner provides an attractive focal point, as well as additional warmth during the cooler months. Bifold doors open directly onto the patio, creating a seamless transition outside and making this an ideal setting for entertaining and relaxed summer living.

The principal sitting room offers a more intimate atmosphere, centred around a beautifully maintained log burner. Further French doors open onto the rear patio, continuing the home's wonderful indoor-outdoor connection. During warmer months, the doors can be thrown open to extend the living space into the garden, while the extensive double glazing allows the surrounding greenery and natural light to remain a feature throughout the year.

At the heart of the home, the kitchen has been designed with both practicality and sociable living in mind. Deep cabinetry, finished with attractive stone work surfaces, spans the rear wall, providing generous storage and a clean, uncluttered aesthetic. A central multifunctional island creates an ideal space for food preparation, casual dining and socialising. Generous vertical windows, complemented by Velux windows, flood the room with natural light, while the proportions comfortably accommodate a full-sized dining table, making this a wonderfully versatile family space.

The ground floor further benefits from two well-proportioned double bedrooms positioned towards the front of the property, served by a family bathroom. This arrangement offers excellent flexibility, whether for a growing family, visiting guests, those working from home or multi-generational living, with the added benefit of having accommodation available without the need to use the stairs.

Upstairs, the principal bedroom enjoys a lovely outlook across the rear garden, where a combination of mature and newly established trees provides a pleasant green aspect. The room is complemented by a recently appointed en-suite, finished with beautiful tiling and a generous walk-in shower.

Opposite, the fourth bedroom is currently arranged as a dressing room, although its proportions offer the flexibility to serve as a comfortable additional bedroom, home office or hobby room. An adjoining en-suite cloakroom adds further convenience.

Overall, this is a beautifully presented and versatile home, combining generous and flexible accommodation with considered contemporary improvements and an exceptional connection to its garden surroundings. Its position in Failand offers a rare opportunity to enjoy a more rural pace of life without compromising on accessibility to Bristol, making it an appealing proposition for families and those seeking the very best of countryside and city living.

EXTERNALLY

The property continues to impress, with a generous driveway providing off-road parking for up to four vehicles, in addition to a substantial garage fitted with an electric up-and-over door.

The rear garden is predominantly laid to a beautifully maintained lawn, complemented by a spacious patio terrace which provides an ideal setting for outdoor dining, entertaining and enjoying the warmer months. Newly appointed fencing to both the front and rear boundaries further enhances privacy, while giving the gardens a smart, contemporary finish.

The combination of generous parking, practical garage storage and an attractive, well-maintained garden makes the outside space just as appealing as the accommodation within.





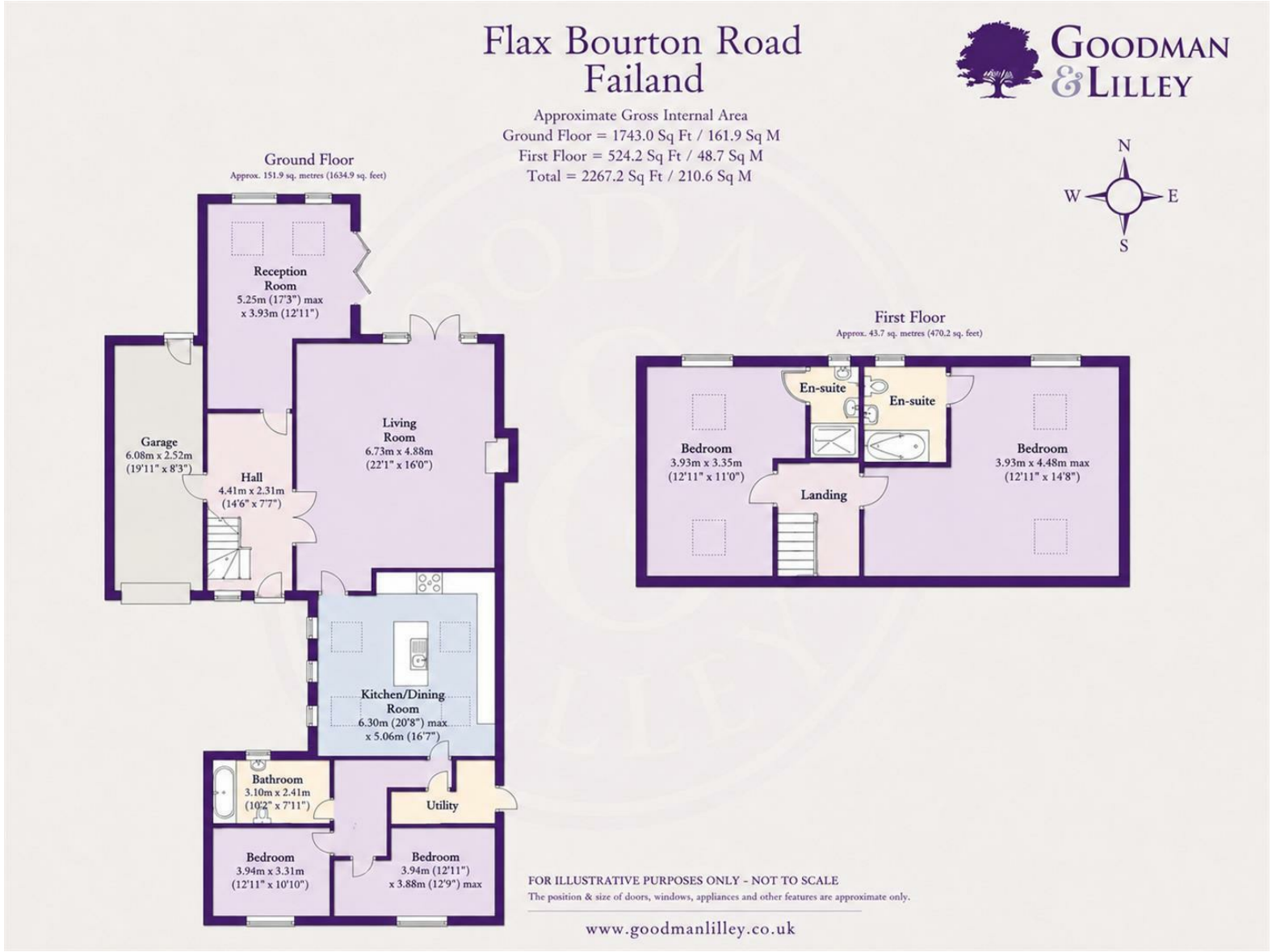








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FLOORPLAN

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

TOTAL SQUARE FOOTAGE
2267.20 SQ FT

COUNCIL TAX BAND : C

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 3

FREEHOLD

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