



Flax Bourton Road, Failand
£650,000





Bedrooms: 3

Bathrooms: 3

Receptions: 2

A substantial detached bungalow set within private, gated grounds and enjoying far-reaching views across the surrounding countryside in the desirable village of Failand.

Heatherdene occupies a peaceful and elevated position in this sought-after village, located less than four miles from the boutiques, cafés and restaurants of Clifton Village, accessed via the iconic Clifton Suspension Bridge. The village itself offers a welcoming community atmosphere with a coffee shop, village farm shop, public house, church and cricket pitch, while nearby Long Ashton provides a wider range of amenities including shops, medical services and well-regarded schooling.



The property is approached via secure electric gates opening onto a sweeping driveway with extensive parking, together with a garage and carport. The house sits comfortably within well-maintained gardens, offering both privacy and attractive views across open fields.

Internally, the accommodation is bright, well-proportioned and thoughtfully arranged. A welcoming entrance porch and hallway lead through to a spacious reception room and a well-appointed kitchen, both enjoying pleasant outlooks over the gardens and countryside beyond. The kitchen also provides access to a useful utility room and the garage. A separate dining room and an additional sitting area provide further versatile living and entertaining space.

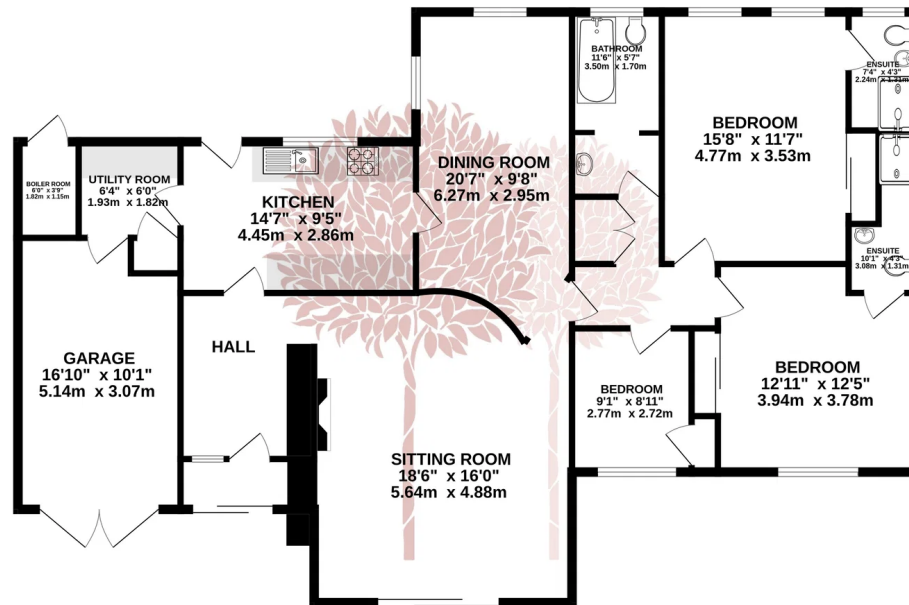
The bedroom accommodation is arranged to one side of the property, creating a practical separation between living and sleeping areas. There are three generous double bedrooms and three bathrooms. Two of the bedrooms benefit from en-suite facilities, while the third is served by a spacious family bathroom.

Outside, the beautifully established rear garden has been carefully maintained and offers a particularly private setting. A generous patio terrace, accessed directly from the kitchen, provides an ideal space for outdoor dining and entertaining, complemented by mature planting, well-stocked borders and a level lawn.

Heatherdene presents a rare opportunity to acquire a spacious single-storey home in an attractive village setting, surrounded by manicured gardens, with generous living space, ample parking and wonderful potential to make your own, combining countryside tranquillity with convenient access to the amenities of Bristol.



GROUND FLOOR
1549 sq.ft. (143.9 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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What we love about this property... its rare combination of peaceful, gated countryside living with far-reaching views, generous single-storey space and easy access to the vibrant amenities of Clifton Village.

Situation: Failand is a village and home to a Village Farm Store and Coffee Shop, a pub (The Failand Inn), an observatory, a church, and well-used village hall and has a very active village social life. Despite being a rural village, Failand is in easy distance to Bristol, and Clifton in particular. Clifton village is only 10 minutes' drive from Failand, via Clifton Suspension Bridge. The X6 bus runs to Bristol city centre. Lower Failand has extensive public footpaths to explore and is also on the National Cycle Network - Route 334 provides links to Clifton in one direction, and Portbury and Portishead in the other, linking to routes North and South. approximately 6 miles away. Tyntesfield National Trust Gothic Victorian Mansion and Parkland is a short distance away within the parish.

Directions: From Clifton Suspension Bridge, proceed on Bridge Road in the direction of Ashton Court and turn right at the traffic lights. At the next set of lights turn left into Beggar Bush Lane. Follow this road until you reach the next set of lights and turn right onto Clevedon Road. Immediately after Failand Village Farm Store and Coffee Shop turn left into Flax Bourton Road and the property will be found on the left-hand side. What3Words: ///wisely.copy.ankle

Material Information: This property operates on oil central heating. Council tax band: F EPC rating: E

