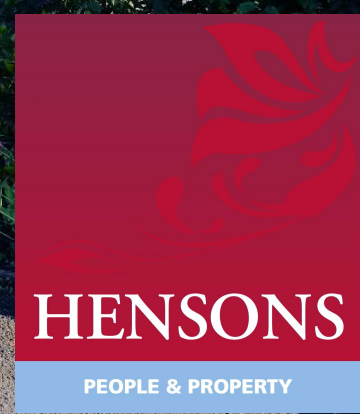




Introducing a Captivating 1930's Era Detached Home with a Contemporary Wing and Detailed Planning Permission for Substantial First and Second Floor Expansion to Create a Grand Design Family House.



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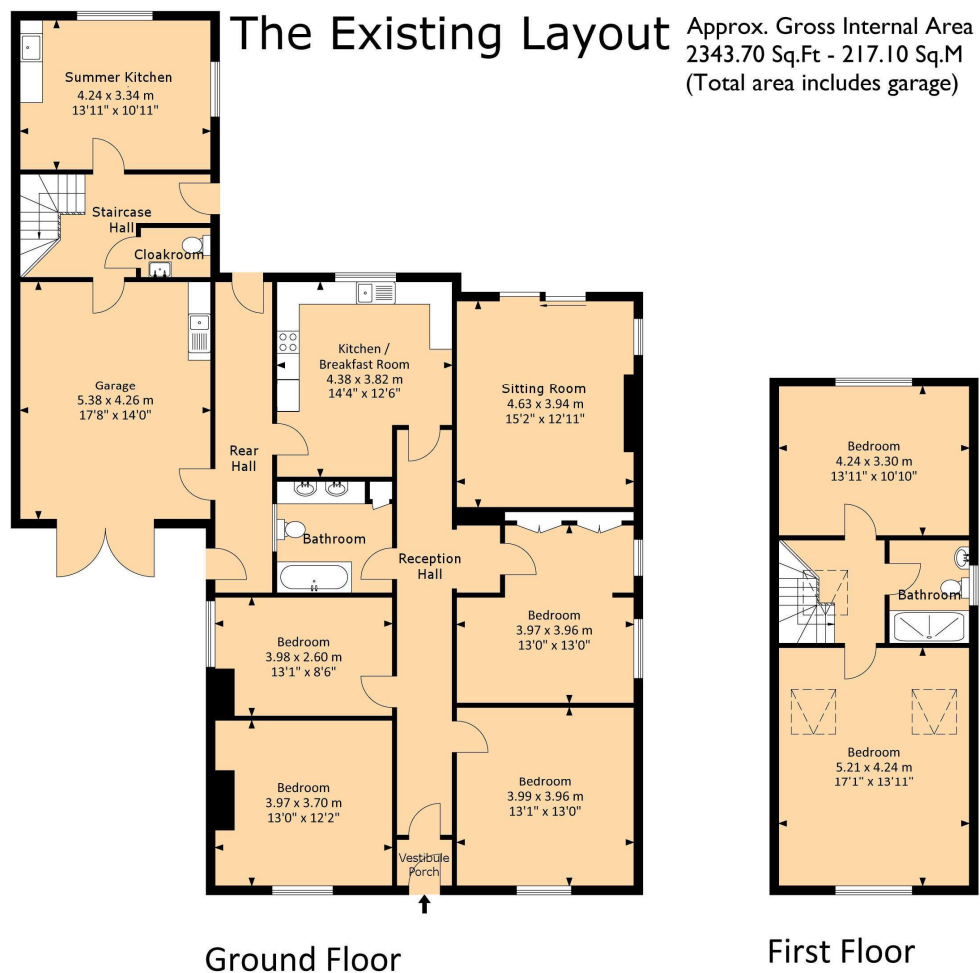
PEOPLE & PROPERTY

Brock Lea, Station Road, Nailsea, North Somerset, BS48 2BW

Guide Price £695,000 - £750,000 - Freehold

Introducing a Captivating 1903's Era Detached Bungalow with Planning Permission for Substantial Expansion

Welcome to a truly enchanting property that captures the essence of the early 1930s with its charming, detached bungalow and a superb contemporary two storey wing together with detailed planning consent to transform the single level part of the property into a fantastic three level house of well over 4,500sq.ft.



This remarkable property is nestled within a prestigious location one of Nailsea's most aspired to addresses, surrounded by many of the finest individual homes in town and this magical home presents a rare opportunity for the fortunate buyer to craft their own dream house in a dream like garden.

With a touch of elegance and a dash of history, the existing bungalow exudes timeless appeal. Stepping through the front door, you'll find yourself transported to an era of sophistication, grace and astonishing space with the hall seemingly continuing all the way to Backwell Common!



The extensive Charleston Era original accommodation leads to a very recently added two-storey wing, thoughtfully designed to complement the original space and setting the stage for a seamless blend of old-world charm and modern aspirations. The juxtaposition of new and old works so well.

Moreover, the property boasts planning permission for the addition of substantial first and second floor accommodation. This exciting opportunity allows for the creation of a truly exceptional home, further enhancing its already impressive stature. The envisioned expansion will seamlessly integrate with the existing structure, elevating this residence to new heights while maintaining its inherent character and allure in a location that will readily accept another very high value property.

Beyond the threshold of the doors out at the rear lies a garden paradise, professionally designed and maintained to effortlessly merge beauty and liveability. Immerse yourself in the tranquillity of this meticulously planted sanctuary hidden from neighbours and any passer-by, adorned with exquisite plants and shrubs that breathe life into every corner. The harmonious interplay between nature and architecture creates an oasis that is as stunning as it is easy to enjoy and manage.

The property stands only a short walk from the main amenities offered in Nailsea and close to Golden Valley, St. Francis and Nailsea School. Most of the wide range of amenities in the town are centred on the pedestrianised main area and High Street with large Tesco and Waitrose supermarkets, Doctors and Dental surgeries and bank.

The town centre also hosts a monthly farmers market and there are several cafés, bistros, an Indian restaurant, a gastro pub and a superb new a la carte restaurant, White Truffle, along with traditional pubs and several takeaways. There is high employment, and the schools are good or outstanding with Nailsea School and Backwell schools both remaining very popular choices.



Outside: Without over stressing the point the setting is a further particular attraction at Brock Lea. The approach from this picturesque and architecturally varied part of Station Road is via a broad drive that has additional parking space to the side or via a traditional garden and matching path arriving ultimately at the porch and front door.

The drive provides parking many cars, vintage or modern and it will be perfect for EV charging once you install your socket. The excellent garage with lighting, power and a personnel door to the side is integrated and has good headroom space.

The garden starts at the level lawn to the right of the garden path and flows around the side of the single level west wing of the property to the rear where we were amazed and delighted all at once and we are sure you will be too, all for the right reasons.

The patio area leads to the garden that extends to just under ¼ acre all in an is simply beautiful with lawns, shrubs, play and vegetable areas and specimen trees shrubs and bushes including Ginkgo Biloba - Maidenhair Tree, Sophora Japonica Pendula - Japanese Pagoda Tree, Clerodendrum, Trichotomum - Harlequin Glorybower, Bramley Apple, Discovery Apple and 3 Cherry.

The garden is laid mainly to level lawn with an extensive paved patio area. Both the lawn and patio have an open aspect to the south and west, perfect for sun right into the evening.

Services & Outgoings: Mains water and electricity and drainage are connected. Telephone connection. Gas central heating with a high efficiency boiler. Full uPVC double glazing. High speed ADSL and superfast Fibreoptic broadband are available with download speeds up to 1 Gb or better via cable/fibre. Cable TV services are also available. Council Tax Band E





Photographs: See many more images at www.hbe.co.uk

Planning Consent:

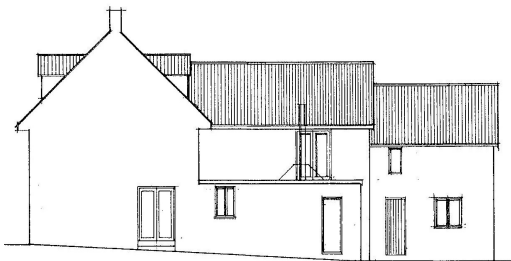
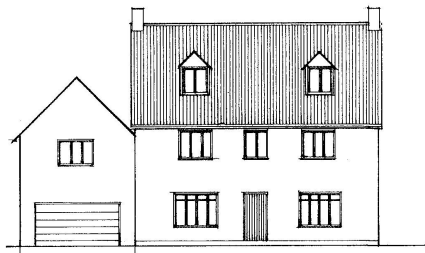
Full planning consent was granted in 2017 to build the new wing and completely remodel the original part of the property while adding the upper floors to form a full house with 4 double bedrooms and 3 bathrooms (2 ensuite) together with a study on the first floor. Above on the second floor there is space for an enormous studio with ensuite (our client is an artist) enjoying a triple aspect and a large storeroom, both obviously allowing space for further bedrooms and bathrooms if preferred or indeed a massive playroom. The North Somerset Planning reference number is 17/P/0330/F and Hensons hold copies of the relevant documents that we can email to you on request. The planning consent will not expire because part of the approved development of the property has been started and completed, the two storey wing to the left incorporating the garage consequently no one will be constrained by the usual 3 year limitation on commencement of work from date of planning approval.

Energy Performance:

The overall property has somewhat misleading (low) energy rating of E – 48. The wing will be higher and probably a B or maybe A. The full certificate is available on request by email to info@hbe.co.uk The certificate in this instance is of little relevance given the likely development of the property that will result in a highly energy efficient design possibly achieving the coveted A rating with the right levels of insulation and installations.

VIEWING: Only by appointment with the Sole Agents: Hensons - telephone 01275 810030.

Our London Property Exhibitions: See this property featured at our next exhibition at our Chelsea – Fulham office. Tel. 01275 810030 for details.



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