



Nailsea Lodge, Bucklands End, Nailsea, BS48 4PN

debbie fortune



Nailsea Lodge

1 Bucklands End, Nailsea

BS48 4PN

Situated in one of the most desirable locations in Nailsea, this opulent residence is a pleasure to market and a feast on the senses. Benefitting from over half an acre of beautifully maintained grounds and a secluded position, this Victorian home offers great versatility with a layout that would house a large family or even those looking for a dual occupancy opportunity.

- Six Bedrooms
- Five Reception Rooms
- Five Bathrooms
- Conservatory
- Large Garage & Driveway
- Dual Occupancy Opportunity
- Over 0.5 Acres of Grounds
- Stunning Location



Price Guide: £1,250,000

DESCRIPTION

Every room is a treat, from the luxurious en-suite bathroom, to the original reception rooms and the extended living room that offers a contemporary twist to the period features that reside throughout the rest of the home. Externally the gardens are a pleasure to the front and the rear, with a large garage and a long driveway that on approach, offers you the opportunity to take in this wonderful property as you arrive home each day.

SITUATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

DIRECTIONS

From our office in Backwell, cross the traffic lights into Station Road in the direction of Nailsea. After passing underneath the railway bridge, continue on until you see the turning on your left into Bucklands End situated at the bottom of the hill. Take this turning and proceed to the end of the lane, where the property will be found up the private driveway to your right.

Our vendor says ... This property has been a wonderful home with many treasured family memories and moments that have brought life to the house over the years. Our children are however no longer children anymore! So, it is time to move on. We hope that the next owner appreciates what we have done with our home and we hope they love living in it as much as we have.

We have noticed ... A grand residence with such huge scope for a modern family to relax into and enjoy. Before even entering the property, you must take a moment to just look at it and take in the grounds to the front as you come off the driveway. It really is a charming home that opens out beautifully as you take a tour through – we challenge you not to be totally enchanted by all that it has to offer!

ENTRANCE VESTIBULE

Original vestibule, with upvc French doors to front elevation and window over. Sash window to side. Carpeted, coloured glazed French doors to:

ENTRANCE HALL

Carpeted, stairs to first floor, radiator, access to the following:

DRAWING ROOM 17' 0" x 14' 0" (5.18m x 4.27m)

excluding bay window

Upvc double glazed sash bay window to the front elevation. Carpeted, radiator, feature fireplace, TV point.

DINING ROOM 26' 06" x 14' 0" (8.08m x 4.27m) max

Formerly two reception rooms that now offer a spacious dining and living area. Dual aspect upvc double glazed windows to the front and rear. Carpeted. Feature fireplace. Three radiators. French doors to:

CONSERVATORY 18' 08" x 11' 08" (5.69m x 3.56m)

Of brick and upvc double glazed construction with a polycarbonate roof, tiled floor, ceiling fan, power and light, electric wall heater, radiator. French doors to garden.

KITCHEN 13' 11" x 11' 11" (4.24m x 3.63m) excluding recess

Two upvc double glazed windows to the rear elevation. A large range of wall and base units with work surfaces, Belfast sink inset, tiled splash-backs and a tiled floor. Working Aga. Built in dishwasher and fridge/freezer, archway to a recess providing additional storage units. Open access to:

LIVING ROOM 25' 10" x 17' 03" (7.87m x 5.26m)

A superb living space that could form part of annexed accommodation for dual occupancy should it be required by the eventual purchaser. The room is carpeted, with dual aspect upvc double glazed windows and French doors to the front and rear elevation, a large range of spotlights, a TV point and underfloor heating. Upvc door to the side elevation next to the access to the Orangery. Doors to Separate Cloakroom / WC, Utility Room and the Ground Floor Bedroom.

ORANGERY

Very attractive former Orangery that has been rebuilt as brick and upvc double glazed construction with a polycarbonate vaulted roof, exposed stone wall, radiator, wall mounted spotlights and a door to the front garden and stone paved patio area.

SEPARATE CLOAKROOM AND WC

Upvc double glazed window to the rear. Hanging space. Door to the WC. Upvc double glazed window the rear. WC, wash basin, tiled walls and floor. Heated towel rail.

UTILITY ROOM 10' 04" x 5' 09" (3.15m x 1.75m)

Upvc double glazed window and door to the rear. Velux skylight. Range of wall and base units with rolled edge work surfaces over and stainless-steel sink inset. Tiled floor, tiled splash-backs, Wall mounted gas boiler, space for appliances, underfloor heating.

GROUND FLOOR BEDROOM (SIX) 15' 02" x 12' 06" (4.62m x 3.81m) max

Upvc double glazed window to the front, carpeted, underfloor heating, TV point, door to:

EN SUITE 8' 06" x 6' 02" (2.59m x 1.88m)

Upvc double glazed window to the rear, three-piece suite comprising double shower cubicle, WC and wash basin. Tiled walls and floor. Underfloor heating. Heated towel rail. Wall mounted light and shaver point. Spotlight.

Returning to the entrance hall, stairs rise to:

FIRST FLOOR LANDING

Upvc double glazed window to the rear elevation, carpeted, stairs to the second floor, access to the following:

SEPARATE SHOWER ROOM

Upvc double glazed window to the side, heated towel rail, double shower cubicle, was basin, tiled walls and spotlights.

SEPARATE WC

Upvc double glazed sash window to the rear, WC, wash basin, part tiled walls.

BEDROOM ONE 14' 00" x 12' 00" (4.27m x 3.66m) excluding bay window

Upvc double glazed sash bay window to the front elevation. Carpeted, radiator doors to:

WALK-IN WARDROBE

Upvc double glazed window to the front elevation, hanging rails and shelving. Carpeted

EN SUITE BATHROOM 14' 00" x 10' 05" (4.27m x 3.18m)

Luxurious five-piece bathroom including a free-standing bath, separate double shower cubicle, WC, bidet and wash basin. Part tiled walls, tiled floor, Upvc double glazed sash window to side. Heated towel rail and radiator. Built in airing cupboard. Wall mounted hair drier. Wall lights.





EPC Rating E

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan, compass bearings, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The dimensions, systems and appliances shown have not been checked and no guarantee is given in their quantity or reference can be given. Made with floorplan 10017

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BEDROOM TWO 14' 11" x 14' 01" (4.55m x 4.29m)

Upvc double glazed sash windows to the front, radiator, carpeted, TV point, wall lights, door to:

EN SUITE

Separate shower cubicle, WC, wash basin, tiled walls and floor, spotlights.

BEDROOM THREE 14' 00" x 7' 07" (4.27m x 2.31m)

Upvc double glazed sash window overlooking the garden, carpeted, period fireplace, radiator.

SECOND FLOOR LANDING

Two built in storage cupboards, carpeted, skylight, access to:

BEDROOM FOUR 14' 00" x 13' 11" (4.27m x 4.24m)

Upvc double glazed window to the side elevation, carpeted, wall mounted electric heater, period fireplace, door to:

EN SUITE 6' 10" x 6' 04" (2.08m x 1.93m)

Separate shower cubicle, WC, wash basin, tiled walls, carpeted, spotlights.

BEDROOM FIVE 23' 10" x 13' 11" (7.26m x 4.24m) max

A lovely family room for guests with ample space for three beds if needs be. Upvc double glazed sash window to one side and a skylight to the other. Carpeted. Wall mounted electric heaters. Exposed beams, access to eaves storage and two built in cupboards.

LARGE GARAGE AND DRIVEWAY

The driveway sweeps gently up from the private lane through secure gates to a parking area that provides ample parking for many vehicles. From here you can gain access to the front and rear as well as the garage.

The garage is an excellent size (19' x 17') with windows to the side, front and rear, an up and over door to the front, power and light.

THE GARDENS

The property is sat reasonably central within this generous, well-tended plot of over half an acre. The gently tiered rear garden offers fantastic opportunity to enjoy the sunshine as well as keeping those fingers green, with uncomplicated and reasonably easy areas to maintain around the grounds. The large, level lawn to the front is complimented again by the extensive work that has gone into keeping it easy on the eye by the vendors own hand, as well as the stone paved terrace immediately adjoining the front elevation that allows you to soak up the sun from this secluded South facing position.



