



HOWARD HOUSE
55 STATION ROAD
NAILSEA

HOWARD HOUSE, 55 STATION ROAD, NAILSEA, BRISTOL, BS48 2LL

A stunning Edwardian family home finished to the very highest of standards by a highly regarded interior designer, offering superb 5 bedroom family accommodation, and a separate one bedroom annexe, set in a convenient location within a short distance of the many amenities in Nailsea, Nailsea and Backwell station, within easy commuting distance to Bristol and close to excellent local schooling. Some of the other many benefits include a generous garden with a sunny aspect, a stunning kitchen/living/dining space with an Oliver Barr kitchen, a full width formal living room, 5 bedrooms, the master with a stunning ensuite shower room, a lovely family bathroom, a very generous landscaped rear garden, and off street parking for two cars.

The generous entrance hallway has attractive wooden flooring throughout, offering a study area below the staircase leading to the upper floors, with custom fitted book cases. The full width formal living room sits at the front of the house extending into a large bay window. This room offers some lovely original features, including a fireplace, ceiling cornice work, generous proportions and plenty of light. Undoubtedly one of the main attractions of the house is the lovely living/kitchen/dining room which has attractive limestone flooring throughout and offers a lovely light space allowing ample room for dining and living furniture, a feature fireplace with an Esse wood burner and a hand fitted Oliver Barr kitchen. The kitchen has been finished to the highest standard and offers plenty of storage in floor and wall mounted units and an attractive Corian worktops. Off the kitchen there is a utility area with plenty of built in storage offering a door to the garden, which in turn allows access to a downstairs WC.

The first floor offers four well-proportioned bedrooms all served by a family bathroom which is beautifully tiled and provides a bath with an overhead shower, WC , wash hand basin and a heated towel rail. Three of the bedrooms offer enough room for double beds and a fourth single bedroom allows access to a balcony on the facade. The top floor offers a fabulous open space offering ample space for bedroom furniture and open access to a beautifully finished shower room and access to front and back eaves storage.

Outside the property provides a very generous landscaped rear garden which offers two patio areas, attractive landscaping, a lawned area to the rear of the garden, a raised flower bed, a large garden shed and a good deal of privacy due to the fact it backs on to Nailsea School playing fields. The one bedroom annexe sits towards the rear of the garden and offers the potential for a rental income, to house a relative or as guest accommodation. The annexe consists of a charming open plan living/kitchen/dining area with a kitchen units to one side housing a sink and a fridge. There is a beautifully finished shower room off to one side of the room and off the rear is a well-proportioned double bedroom.

OTHER INFORMATION

Tenure - Freehold

Services – All mains services

EPC – D – potential for C

Local authority – North Somerset Council

Council tax band - F - £2,510.60 per annum

Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol

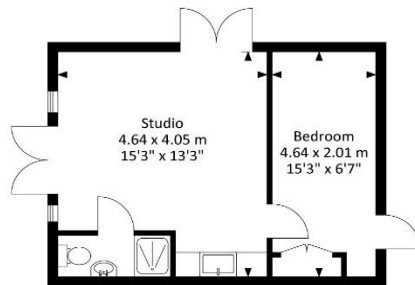
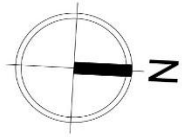
Mobile coverage - Good indoor and outdoor - Three, EE, 02 and Vodafone

Broadband speeds - Up to 1,000 mbps download - Up to 100 mbps upload

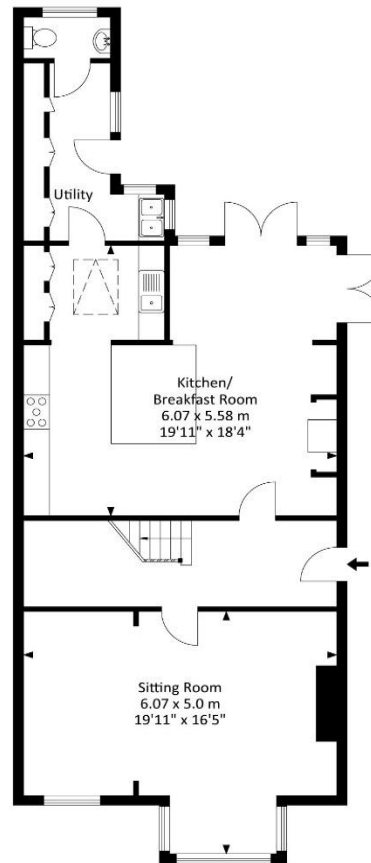
LOCATION

Station Road is conveniently located within close proximity to the centre of Nailsea which offers an abundance of useful amenities in the town centre, which is within 0.3 of a mile of the property, so within easy walking distance. Conveniently Nailsea and Backwell Station offering mainline trains to London Paddington or the south coast is within 0.7 of a mile. Nailsea sits roughly 10 miles to the south of Bristol so within easy commuting distance of Bristol local train station, car or by the Festival Way cycle route. Nailsea is well served by good local schooling and the subject property is next to and looks over Nailsea school behind it and is also close to Golden Valley Primary and Backwell School. For private schooling The Downs Preparatory School is within 3 miles and Bristol offers a good number of options including Clifton College, Clifton High School, BGS, QEH, Badminton and Redmaids. Nailsea is surrounded by lush green countryside and many pursuits are available nearby including, lots of places to enjoy walks, woodland, golf courses, horse riding trails to name but a few.

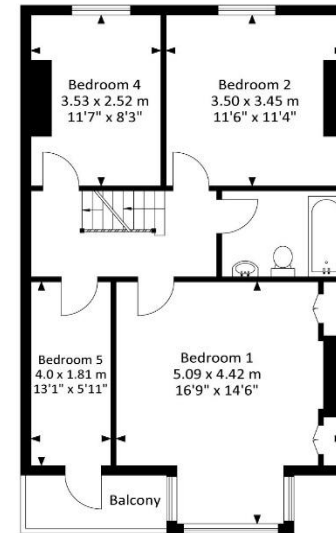
Approx. Gross Internal Area
2199.4 Sq.Ft - 204.3 Sq.M



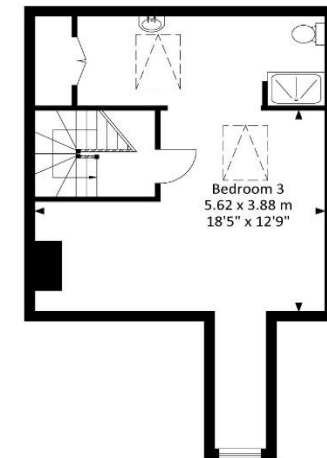
Annexe



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

IMPORTANT NOTE

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