



INGLESIDE  
THE RIPPLE  
TICKENHAM  
BRISTOL

## INGLESIDE, THE RIPPLE, TICKENHAM HILL, BRISTOL, BS21 6SJ.

A four-bedroom detached residence built in 1954, nestled away in a popular and peaceful private road on an elevated position offering far reaching views. Ingleside occupies an impressive plot of around 0.66 of an acre in total including a hillside copse directly opposite the house. Without doubt the most impressive attribute is the beautiful rear garden square providing such a pleasing outlook as well as a southerly orientation. This well-tended garden contains a rich variety of mature shrubs, bushes and tree specimens including apple trees, a fig tree, an impressive, recently constructed green house and the striking centrepiece of a most attractive blue cedar tree. There is also an ornamental pond and vegetable garden. A raised sun deck that wraps around the front and side elevation of the house. This provides the perfect spot to catch the sun whilst overlooking the garden as well as taking in some impressive views towards the hills of Dundry and Barrow Gurney on the horizon. There is also a large double garage with an electric up and over door, driveway parking in front of it and useful store rooms underneath accessed via the sun deck.

Offered for sale in superb condition the comfortable and versatile living accommodation is arranged over two floors and, in our opinion will appeal to a number of different types of purchasers whether upsizing with family or downsizing without. The property offers great scope for further extension (as others have done on the road) subject to any necessary planning consents. Other features to note include double glazed windows throughout (allowing plenty of natural light), an air source heat pump providing heating and hot water, a log burner to the cosy sitting room/snug and the fact that all of the bedrooms are of double proportion. The property is most conveniently situated only few minutes' drive from the countless amenities offered in nearby Nailsea, and Portishead and of course Bristol.

### OTHER INFORMATION

**SERVICES:** Mains water, electricity and drainage. An air source heat pump provides hot water and heating, and there are facilities for broadband.

**LOCAL AUTHORITY:** North Somerset – T: 01934 888888 W: [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

**COUNCIL TAX:** Band 'F' - Currently £3,448.33 per annum

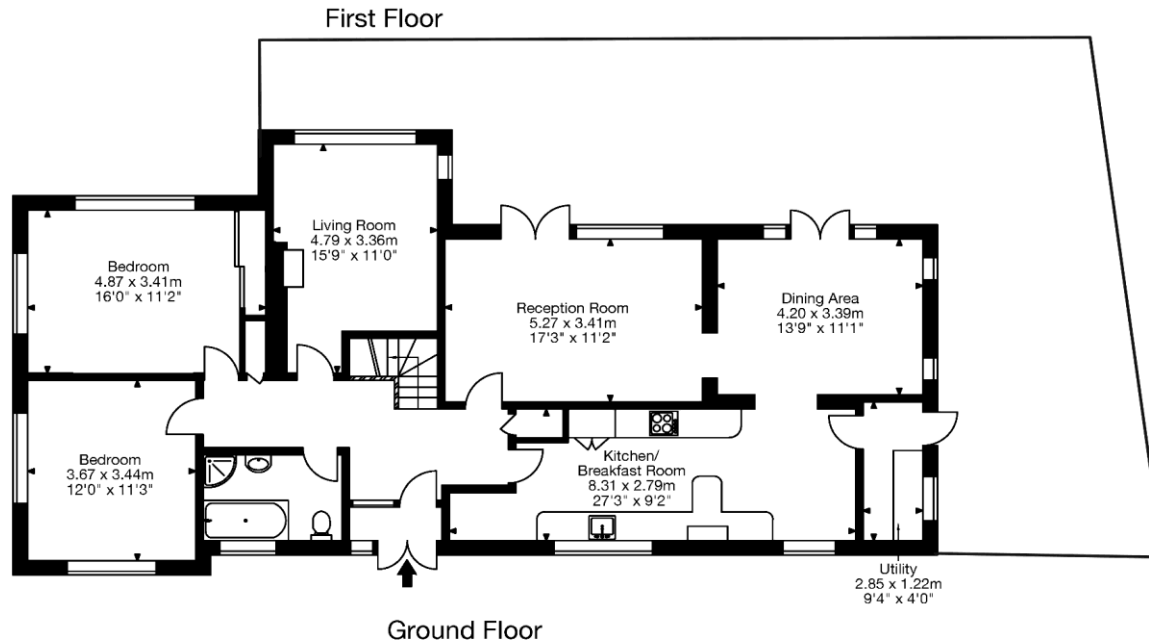
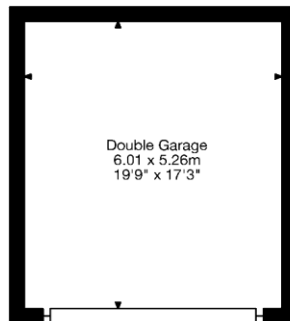
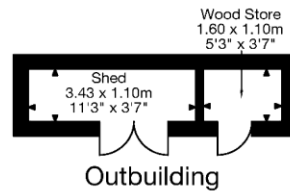
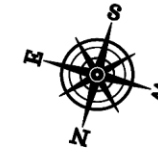
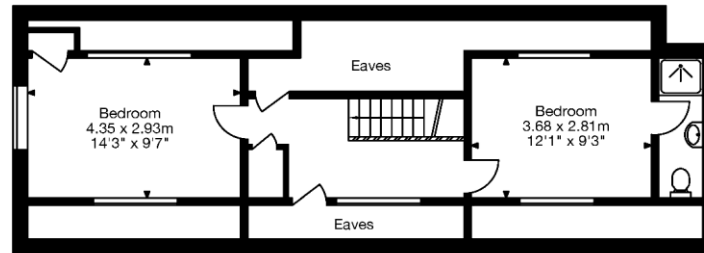
**TENURE:** Freehold.

**VIEWING:** Strictly by prior appointment with Hydes of Bristol.

**ENERGY PERFORMANCE RATING:** D (59) with potential of C (72)



Main House  
1754 Sq Ft - 163 Sq M  
Outbuilding  
61 Sq Ft - 6 Sq M  
Garage  
340 Sq Ft - 32 Sq M  
Total Area  
2155 Sq Ft - 201 Sq M



### SUMMARY OF ACCOMMODATION

The accommodation comprises entrance porch into entrance hallway, sitting room with an open fire, living room/snug (with log burner), dining room, kitchen breakfast room, utility room (with access to loft storage space above) and two bedrooms served by a bath/shower room to the ground floor. First floor with landing offering eaves storage space and two bedrooms (one with an en-suite shower room). Outside: Beautiful gardens and grounds surmounting to 0.66 of an acre including the garden (0.44 of an acre (including the house and garage), roadway and hillside copse of 0.15 of an acre. Detached double garage with two built in under croft storage sheds.

## LOCATION

The Ripple and Tickenham Hill has long been well regarded area being predominantly made up of detached dwellings in generous grounds. The village of Tickenham is particularly well placed for commuting to Bristol (being approximately 7.5 miles to the south west of the city). Local amenities include a Parish Church, primary school of scenic walks on the network of local public footpaths. One notable local attraction includes the National Trust's Tyntesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and grounds. The M4/M5 motorways are easily reached at either Junction 19 or 20 of the M5 and Clifton Village, with its colourful range of shops, restaurants and boutiques is easily accessible via the world famous Clifton Suspension Bridge. The city centre can be accessed along the A370 by pass and Bristol International Airport can be found within seven miles offering daily flights to Europe. Nearby Nailsea has a wide selection of high street shops, banks, restaurants, supermarkets and other amenities. Nailsea/Backwell station (within 2 1/2 miles) proves direct links to Bristol Temple Meads and London Paddington (circa 2 ¼ hours). The area is particularly well served for schooling in both the state and private sectors with most notably the village primary school of excellent repute and The Downs independent preparatory School, Clifton College and Clifton High School, BGS, QEH, Badminton and Redmaids are within approx. 7.5 miles travelling distance.



## IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.





**ESTATE AGENTS**  
**28 Princess Victoria Street, Clifton,**  
**Bristol BS8 4BH**

Tel: (0117) 973 1516  
Website: [www.hydes.co.uk](http://www.hydes.co.uk)  
Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)



