



4 LONGWOOD HOUSE  
FAILAND  
BRISTOL



## **4 LONGWOOD HOUSE, FAILAND, BRISTOL, BS8 3TL**

**OFFERS INVITED BETWEEN £985,000 & £1,050,000** - A charming, particularly attractive and historic 4 double bedroom, 2 reception room, 2 storey family home set in a stunning location. Other benefits include level a 150ft x 70ft garden, ample off-road parking, a garage and a lovely outlook over the grounds of the local cricket club. The property offers a beautiful country home in a superb location some 2-3 miles from the Clifton Suspension Bridge, so within easy commuting distance of Bristol. There are some interesting architectural features on offer including intricate archways, lovely flagstone flooring inside and an œil-de-bœuf window to the façade, a salute to the properties French connections. The generous accommodation (c. 2,500 sq ft) is set over two floors. Offered for sale for the first time in 50 years the property provides any incoming purchaser with a practical layout, some lovely room proportions, and the chance to cosmetically update it to suit ones own needs.

Outside the property offers the aforementioned charming level gardens which have been beautifully tended and enjoy the aforementioned lovely outlook over the Bristol Cricket Club playing fields. There is a gravel driveway to the front of the house offering parking for a good number of cars and also allowing access to the large integral garage.

Interestingly Longwood House was built by French prisoners-of-war around 1804, potentially as barracks, and later became a Victorian asylum before being converted into individual homes in 1950. Longwood was named after the Emperor Napoleon's last residence on the island of Saint Helena.

### **LOCATION**

Failand lies approx 2-3 miles from Brunel's famous Suspension bridge which in turn provides direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a coffee shop/general store, public house, village hall, cricket pitch and church. Failand is an excellent location for active families and sports enthusiasts. The area boasts training grounds for the Bristol Bears rugby team and the Bristol Robins football team, as well as several school sports grounds and clubs including David Lloyd Sports & Leisure. Golf lovers will also appreciate the proximity of two prestigious golf clubs: Bristol & Clifton Golf Club and Long Ashton Golf Club. Long Ashton Village (approx 2 miles travelling distance) offers a further variety of shops, doctors and dental surgeries and other recreational facilities.

For nature lovers, there are stunning walks at your doorstep. Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding. Also close by are Ashton Hill, Belmont Woods and Abbots Pool. The nearby towns of Nailsea and Clevedon offer additional amenities and attractions, while Clifton Village, a short drive away, features a vibrant array of shops & restaurants.

Failand is well-served by excellent state and private schools. Flax Bourton Primary and Backwell School are nearby as well as Nailsea School and The Downs Preparatory School. In Bristol itself there are also a number of well regarded private schools including Clifton College, Clifton High, BGS, QEH, Redmaids and Badminton.

### **OTHER INFORMATION**

**Tenure** - Freehold

**Services** - Mains drainage, electricity and water. Oil fired heating

**Local authority** - North Somerset Council

**Council tax band** - F - £2,510.44 per annum

**Broadband speeds** - Upload - Up to 1,000 mbps - Download - Up to 1,000 mbps

**Mobile connectivity** - Variable indoor and outdoor - Three, Vodafone, EE and 02

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

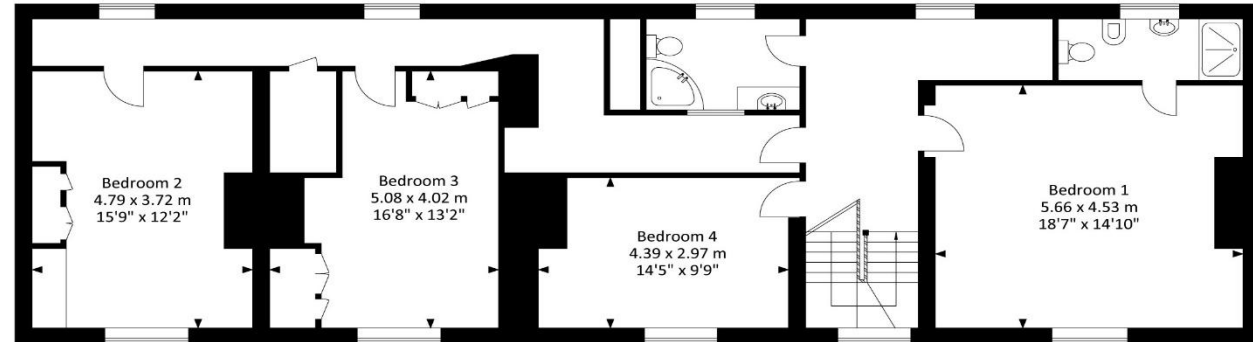
**EPC** - Currently G with a potential for C

# Longwood House, Clevedon Road, Failand Bristol BS8 3TL

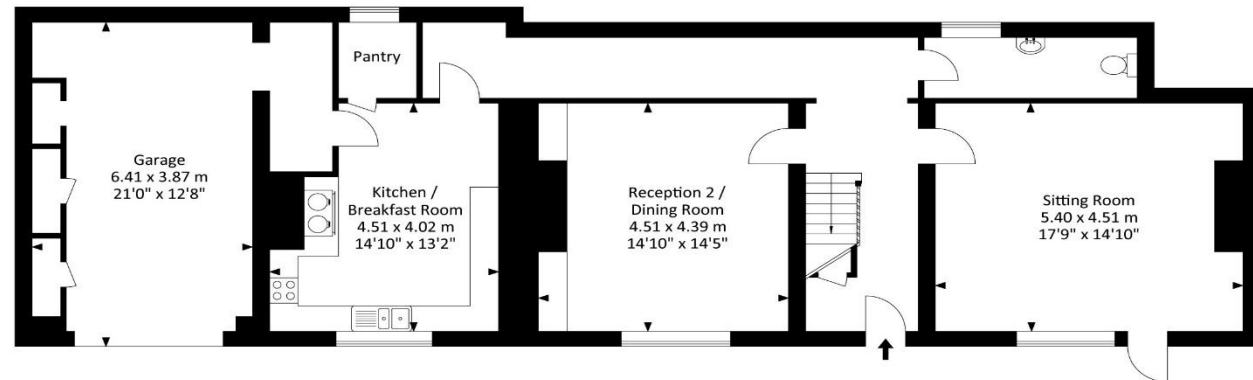
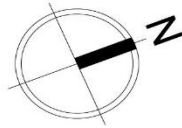
Approx. Gross Internal Area  
2273.30 Sq.Ft -211.30 Sq.M

Garage Area  
313.30 Sq.Ft -29.1 Sq.M

Total Area  
2587.10 Sq.Ft -240.40 Sq.M



First Floor



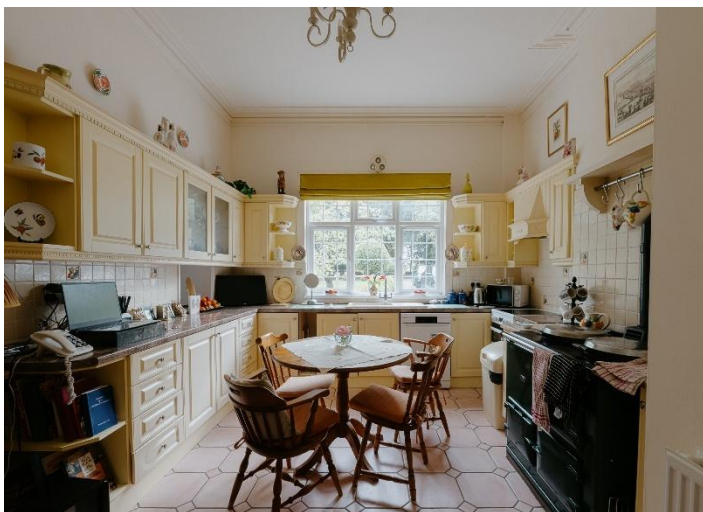
Ground Floor

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

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 4BU

Tel: (0117) 973 1516

Website: [www.hydes.co.uk](http://www.hydes.co.uk)

Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)

