



FAILAND HEIGHTS
FAILAND
BRISTOL

FAILAND HEIGHTS, 29 WESTON ROAD, FAILAND, BRISTOL, BS8 3UR

Rarely does an opportunity arise to acquire such a sizable and privately situated house in this popular village on the very outskirts of Bristol. Failand Heights offers a truly private setting behind automated entrance gates with an impressive driveway approach and some 6279 square feet of accommodation within.

The property has served the current owners as a happy, longstanding family home for some fifty four years during which a notable amount of importance has been attached to some luxurious leisure facilities including an indoor heated swimming pool complex (16.6 x 8.2 metres) meters and a 8.45 x 6.1 metre full size snooker room! Additionally, an open plan kitchen/dining space spans 9.2 x 8.1 meters with direct access to a private south westerly facing courtyard garden behind, ideal for evening alfresco dining. The frontage comprises a level lawned garden with a high degree of privacy and the aforementioned driveway allows an abundance of car parking that in turn leads to a detached double garage. Upstairs, there are four bedrooms (three of which are ensuite) including a sumptuous master suite, complete with a spiral staircase access to the pool beneath, perfect for direct decent for the morning swim. Whilst the property might now benefit from a program of updating the sheer amount of space provided will prove an exciting opportunity to those that wish to adapt as they wish, perhaps some recognising the potential to create a separate annexe for either guests or dependant relatives as desired. It should also be noted that the property is being sold with no onward chain though subject to a grant of probate.

LOCATION

The village of Failand lies approximately 3.5 miles from Isambard Kingdom Brunel's famous Suspension bridge which allows direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a Post Office/general store, public house, village hall, cricket pitch and church. Long Ashton Village (approx. 2 miles travelling distance) offers a further variety of shops and recreational facilities. Within 1.5 miles there are two golf courses (one of which adjoins the property), and a choice of either Audley Village or David Lloyd sports and Leisure Clubs. The nearby Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding. Access to the motorway network at junction 19 of the M5 is within four miles, Bristol International Airport within seven and a half miles and Bristol Temple Meads (with access to London Paddington) within five miles. A truly rare blend of a rural location on the edge of the city.

DIRECTIONS

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge (£1 toll) on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile, at another set of lights, turn left into Beggar Bush Lane. Continue along this road past Redwood Lodge Country Club on your left and Bristol & Clifton Golf Club on your right for about two miles until you come to another set of traffic lights on a cross road. You are now in Failand. Carry straight on at these traffic lights into Weston Road passing the junction of Hill Drive on your right-hand side. The second driveway after this junction is gated with a tree lined driveway leading up to the subject property.

OTHER INFORMATION

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

TENURE – We understand the property to be Freehold.

LOCAL AUTHORITY – North Somerset Council – T: 01934 888888 W: www.n-somerset.gov.uk

COUNCIL TAX BAND: – We understand to be band 'G' - £4,012.86p payable for 2026/2027.

SERVICES – We understand the property has Oil fired central heating (separate boiler for the heated swimming pool), mains electricity, water and drainage along with facilities for broadband.

BROADBAND - Ultrafast Broadband – Download up to 1800 Mbps

MOBILE PHONE COVERAGE - Data and voice "Variable" available for 02, EE, Three and Vodafone

ENERGY PERFORMANCE RATING – F (31) potential E (51)

Weston Road, Failand

BS8 3UR

Approx. Gross Internal Area

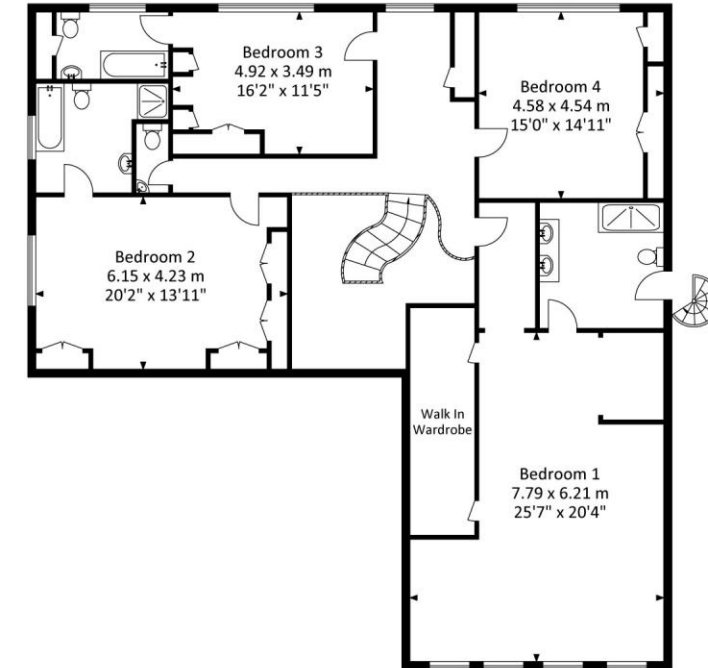
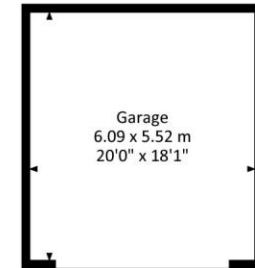
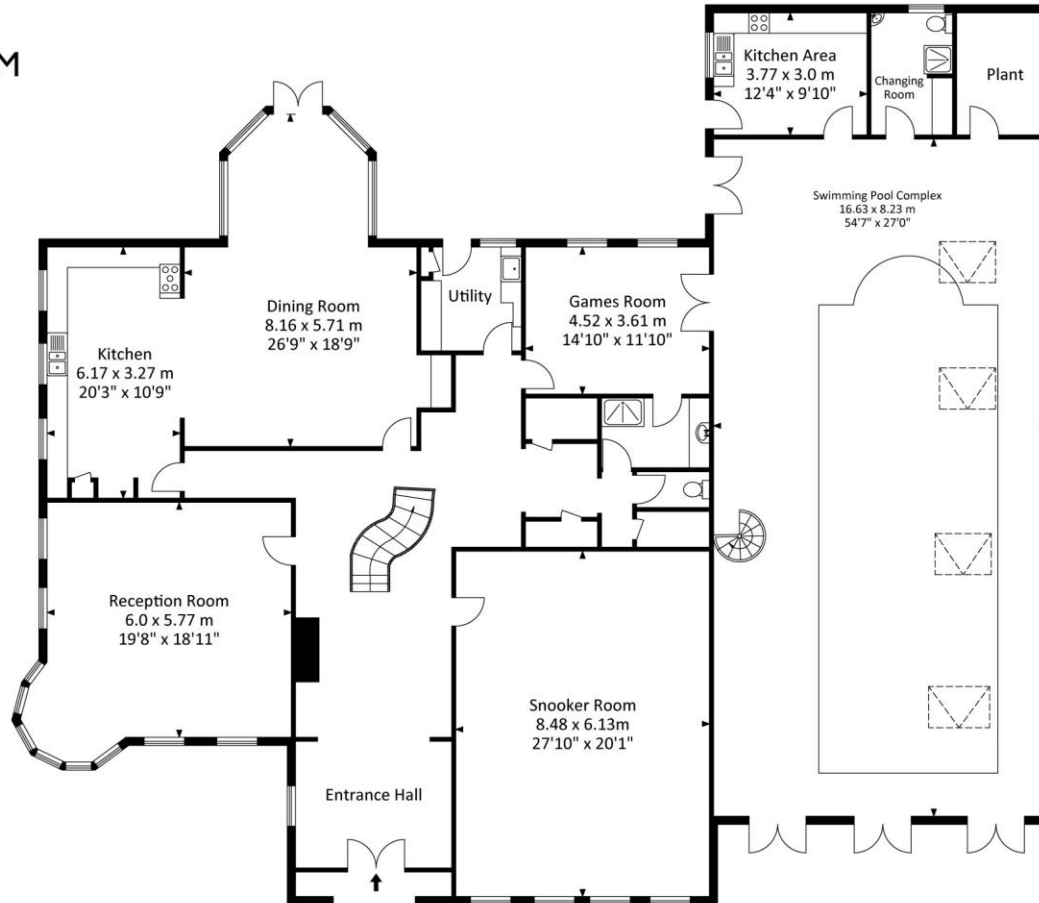
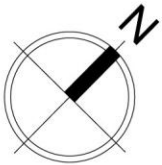
6279.4 Sq.Ft - 583.4 Sq.M

Garage

361.8 Sq.Ft - 33.6 Sq.M

Total Area

6641.2 Sq.Ft - 617 Sq.M



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 Property Misdescriptions Act, please note that the working condition of these services, or kitchen appliances have 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. 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.









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