



9 Clover Grove

Barrow Gurney, North Somerset BS48



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Bristol 6 miles, Bristol Airport 4.7 miles, M5(J19) 7.7 miles, Bristol Temple Meads Rail Station 6.4 miles,
Cribbs Causeway Regional Shopping Centre 12.5 miles, Nailsea and Backwell Rail Station 5.4 miles
(all times and distances are approximate)

A beautifully presented detached home in a superb country setting adjoining farmland, with south facing views across to woodland.

Ground Floor

Entrance hall | Sitting room | Family room | Kitchen/breakfast room
Study/Play room | Utility room | Cloakroom

First Floor

Principal bedroom with dressing room, en-suite bathroom and access to a roof terrace
Bedroom 2 and 3 with a Jack and Jill shower room

Second Floor

Study landing | Bedroom 4 with en-suite shower room and access to the top roof terrace
Bedroom 5 | Family bathroom

Gardens and Grounds

Driveway with ample parking | Double garage | Enclosed garden and terraces



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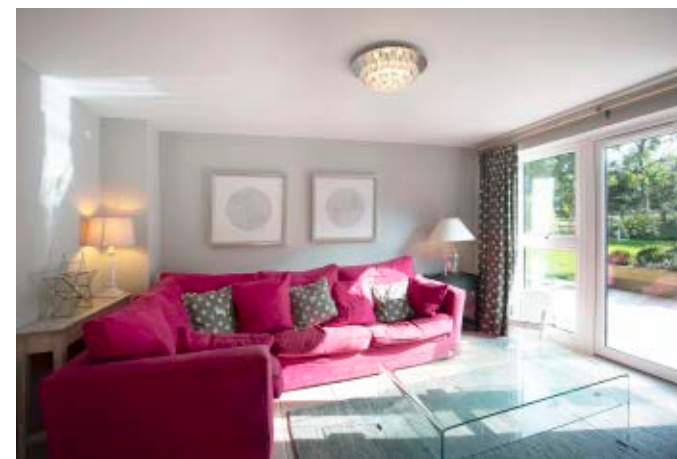
9 Clover Grove

The quiet setting of 9 Clover Grove is particularly attractive. It is approached through countryside and woodland and is situated in a hidden backwater of Barrow Gurney. The south facing views over adjoining farmland to woodland are superb.

The house was built by David Wilson and the present owners purchased the property off plan in 2018. Many changes were made by the owners making the traditional style interior bespoke. Enhancements include light oak internal doors and an oak staircase which rises to two floors. The kitchen/breakfast room was redesigned together with making the kitchen area open plan with the dining room to form one large space. There are limestone floors in the kitchen/breakfast room, family room and utility room. A chimney breast with stone fireplace and log burning stove was created in the sitting room and all windows have shutters. An oak floor was laid in the study/play room and reception hall. All shower/bathrooms are fitted to a very high specification. There is under floor heating on the ground floor and all windows are double glazed.

The accommodation is particularly well arranged around a central hall and landing. The well proportioned sitting room opens into the family room, which has French doors opening to the south facing rear garden. A wide square open arch leads into the excellent kitchen/breakfast room with separate dining area, which has French doors opening to the rear garden. The purpose designed kitchen is comprehensively fitted with painted wood units together with an island unit and breakfast bar and all surfaces are in silestone. Integrated appliances include double oven, dishwasher, coffee maker, microwave, induction hob, wine fridge, and large refrigerator/freezer. The utility room off, has matching units. The study/play room at the front of the house has an attractive outlook across to woodland.

The first floor landing has French doors opening to a roof terrace with lovely open views over countryside and woodland, as does the principal bedroom which also has French doors opening to the same roof terrace. There is a fitted dressing room and an en-suite bathroom with separate shower.





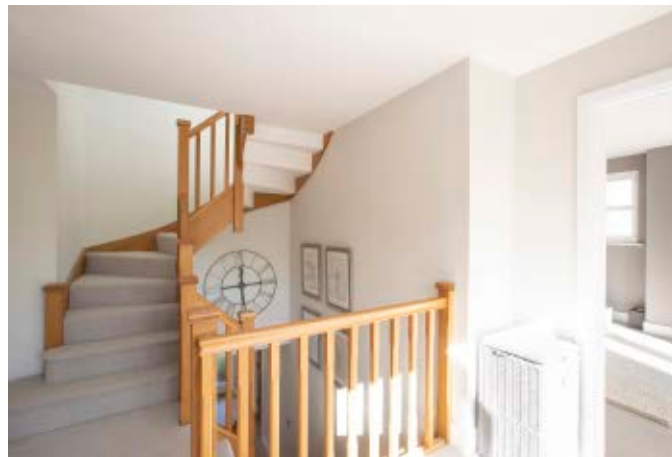
There are two further double bedrooms, one with Juliet balcony and both share a Jack and Jill shower room. On the second floor, there is a study landing and two double bedrooms, one with an en-suite shower room and a further roof terrace. There is also a family bathroom

Outside

The property is approached over a driveway which provides plenty of parking in front of the detached double garage which has two electrically operated up and over doors.

The rear south facing garden adjoins farmland and the view is a delight. The garden has been professionally designed and landscaped, and a personal gate from the garden opens onto a footpath leading to lovely country walks.

There is a level expanse of lawn, raised timber beds planted with shrubs, and shaped borders. A paved area spanning the width of the house and a large, part covered pergola, provide ideal entertaining areas.



Directions (BS48 3AJ)

When in Wild Country Lane from Long Ashton, pass over the Long Ashton bypass and turn first left into Hospital Road (not signed). Follow the road around leaving Winstones Road which leads into Clover Grove. Continue along with woodland and countryside on either side. Pass Hollybush Close on the right and take the next turn on the right hand side into Clover Grove. No 9 is seen on the right hand side.

Services

All main services connected to the property. Gas fire central heating

Local authority

North Somerset Council 01934 888 888

Council Tax

Band G

EPC Rating

C

Tenure

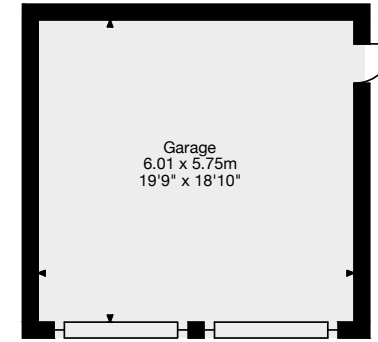
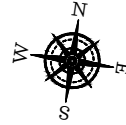
Freehold

Viewings

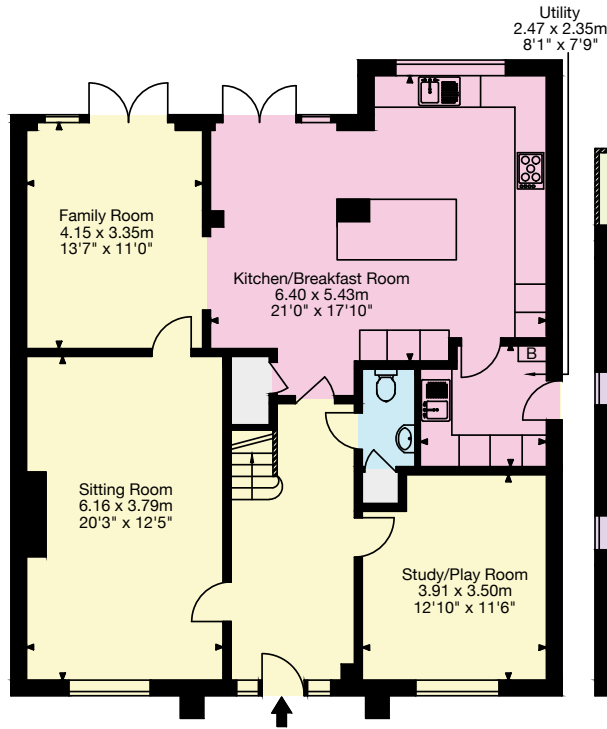
Strictly by prior appointment with the agent.



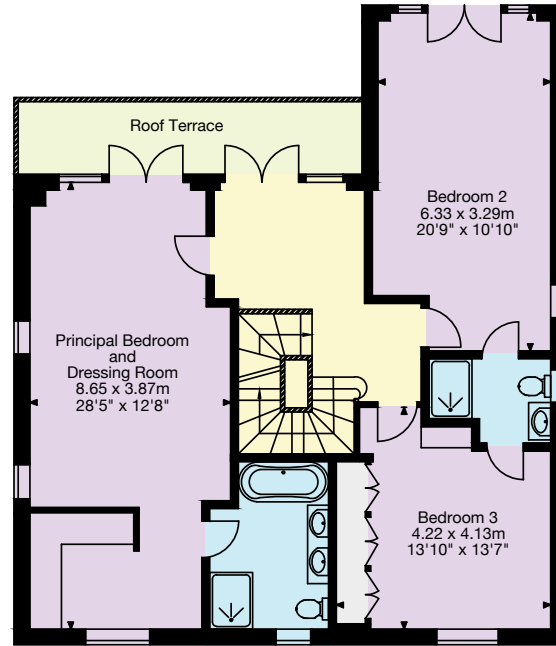
Approximate Gross Internal Floor Area
 Main House = 266 sq m/2,859 sq ft
 Garage = 35 sq m/372 sq ft
 Total Area = 301 sq m/3,231 sq ft



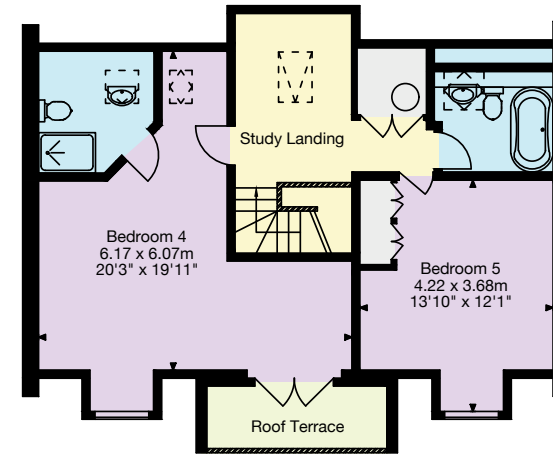
Garage



Ground Floor



First Floor



Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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