

**Longwood Orchard
Failand
BS8**



An existing home with planning to replace and build your dream home.



Existing Property



For Sale Freehold

Longwood Orchard was originally a barn which was converted in the 1930s.

The property has a number of period features including herringbone woodblock floor, impressive bath stone Minster fireplace and a stone floor in the entrance hall and staircase hall.

At present there are two reception rooms, Kitchen and study on the ground floor. The first floor provides three bedrooms and a bathroom.



Planning

The property has historically benefited from planning permission to extend the accommodation by 52%. This planning (Ref - 17/P/1213/F) has subsequently lapsed.

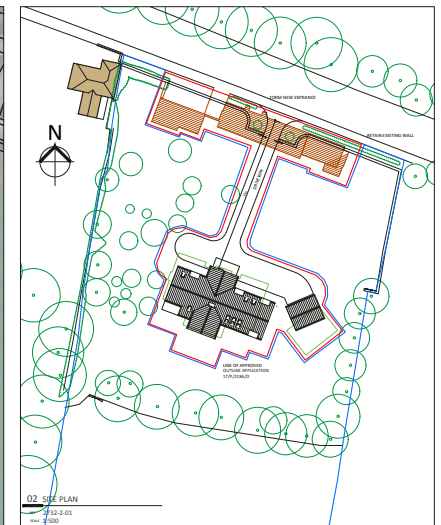
There is planning to create a new drive and to knock the existing house down and build a new house (475sqm / 5,113sqft GEA) located further into the garden.

The recent planning applications relating to the property are -

Creation of second vehicular entrance and driveway following the demolition of the boundary wall and erection of wall and gate - <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=QDV1KFLPF800&activeTab=summary>

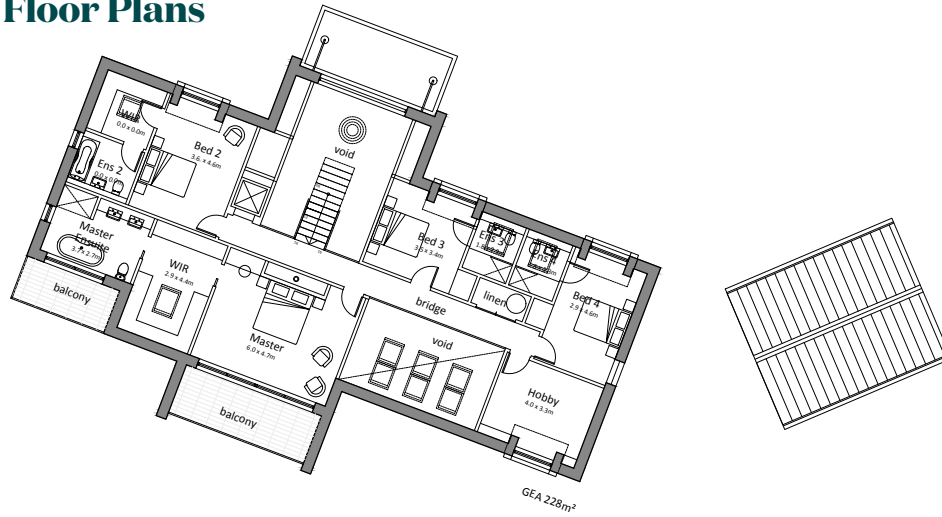
Reserved matters application for appearance, landscaping, layout and scale for the erection of 1no. dwelling pursuant to outline permission 17/P/2186/O (outline application for the demolition of the existing dwelling and the construction of a replacement dwelling house, with matters of access to be considered. Matters of appearance, landscaping, layout and scale reserved for subsequent approval) - <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=Q6M5WRLPHW300&activeTab=summary>

Planning Permission



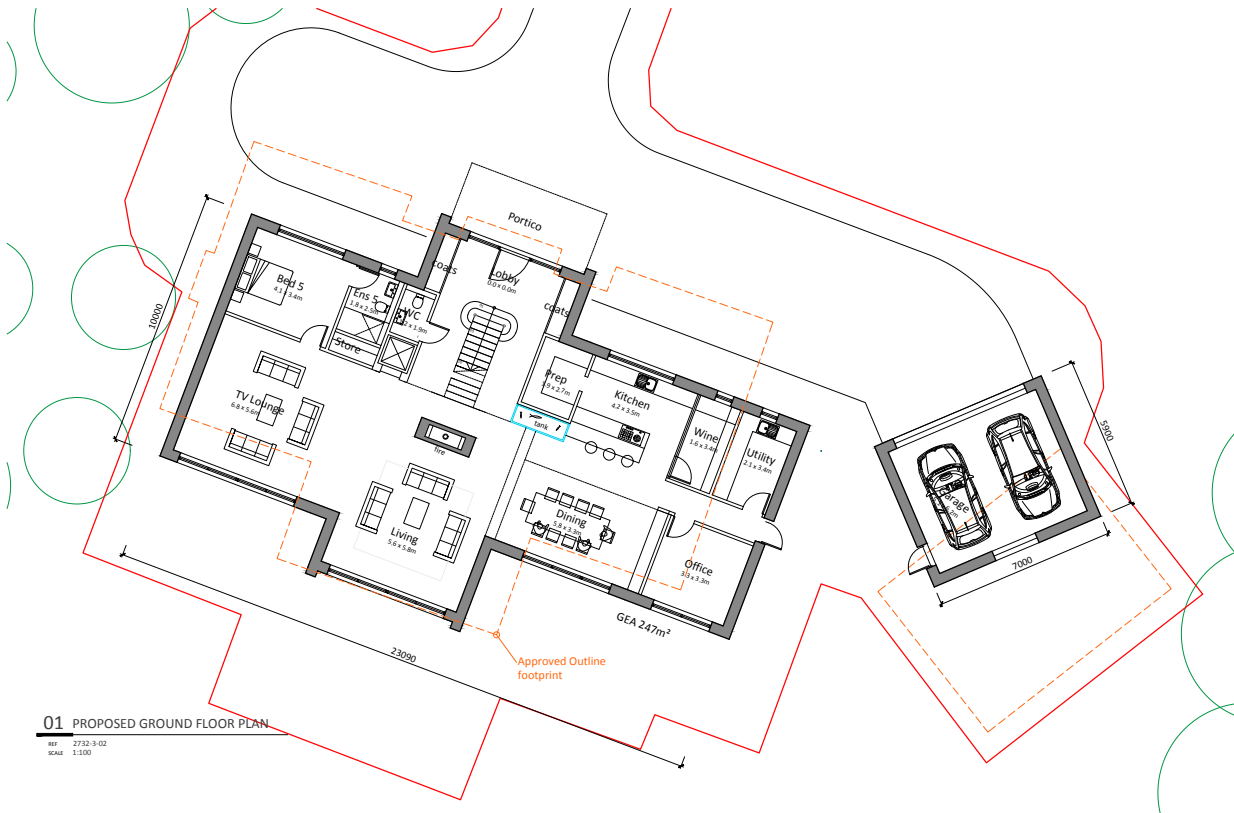


Proposed Floor Plans



02 PROPOSED FIRST FLOOR PLAN

REF: 2732-3-02
SCALE: 1:100



01 PROPOSED GROUND FLOOR PLAN

REF: 2732-3-02
SCALE: 1:100

Request to discharge condition 4 from planning approval 17/P/1211/F - <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=Q4ETX9LPG3X00&activeTab=summary>

Outside

The property is approached by tarmac drive and has a turning circle in front of the detached garage block.

Directly outside the house is a terrace and rose garden which leads onto the kitchen garden. There are a number of attached workshops and a greenhouse.

There are two level areas of garden separated by a stone wall and contain a number of mature trees and shrubs. There are also a number of fruit trees.

Beyond the south facing gardens there is an enclosed paddock that measures about 1.04 hectares (2.56 acres)

The property totals in all about 1.47 hectares (3.63 acres)

Directions (BS8 3TN)

At the end of Beggar Bush Lane driving from Bristol turn left on to Longwood Orchard at the traffic lights. The house is approximately 400 yards on the right hand side and access is under an archway.

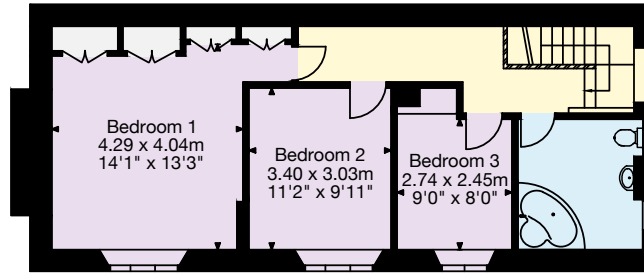
NB: Please note that some 4 wheel drive cars may have difficulty gaining access under the archway.



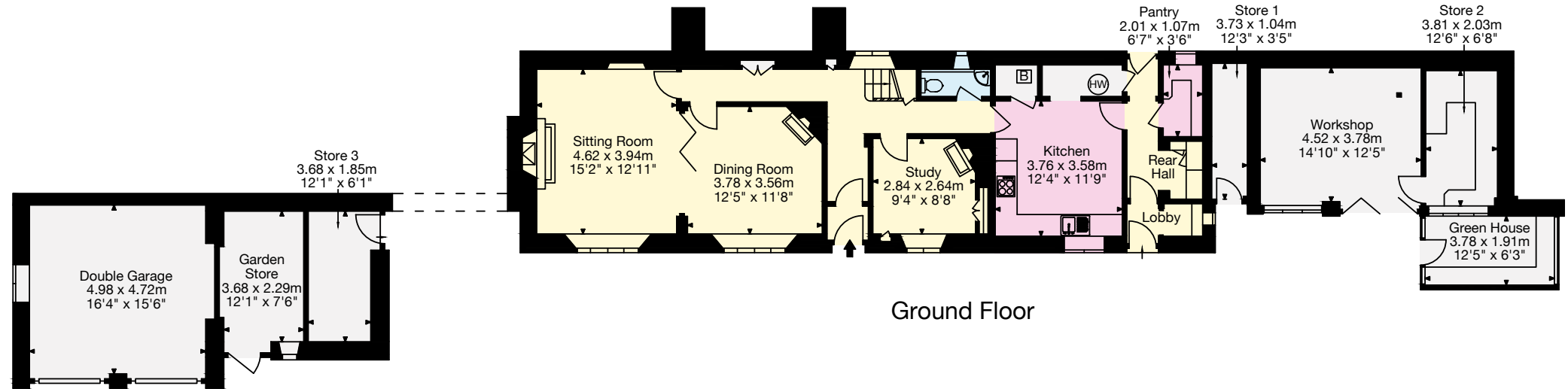
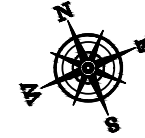


Existing Floor Plans

Approximate Gross Internal Floor Area
 Main House = 144 sq m/1,559 sq ft
 Garage Block = 40 sq m/440 sq ft
 Workshop, Greenhouse and Stores = 38 sq m/411 sq ft
 Total Area = 223 sq m/2,410 sq ft



First Floor



Ground Floor

Garage Block

- 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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