

Bracken, Chelvey Batch, North Somerset

A beautifully presented 20th century house in a private setting with extensive views across to the wooded slopes of Clevedon.

Summary of Accommodation

Ground floor Entrance vestibule | Reception hall | Sitting room | Garden room
Kitchen/breakfast room with dining area | Utility room | Cloakroom
Principal bedroom with en suite shower room | Bedroom 4/study | Bathroom

Lower ground floor Two further bedrooms and two shower rooms

Outside Established private gardens | Terrace | Detached double garage | Generous parking

In all about 0.65 of an acre

Distances

Bristol 9 miles | Bristol Airport 3.7 miles | Nailsea/Backwell Rail Station 1.8 miles
M5 (J19) 8.6 miles | Cribbs Causeway Regional Shopping Centre 14.7 miles
(Distances are approximate).

The Property

Chelvey Batch is a hamlet of individual houses just south west of Backwell set against a backdrop of Brockley Combe through which there are lovely walks. Bracken is in a slightly elevated setting, sitting almost centrally in its grounds and commands extensive views towards the Bristol Channel and the wooded slopes of Clevedon.

Bracken is beautifully presented. The present owner bought the property in 1990 and in 2013/2015 Bracken underwent a major restoration programme which included redesigning the interior and extending the kitchen in order to maximise its position and stunning view. There are wood floors, oak internal doors and staircase and the bath/shower rooms are contemporary, fitted and finished to a high specification. A new air source heat pump central heating system was also installed.





The kitchen/ breakfast room is a striking room with a panoramic view toward the coast and the wooded slopes of Clevedon. Large sliding patio doors open to a wrap around balcony with glazed balustrade and there is a sitting area which opens to the terrace. The bespoke kitchen area is extremely well fitted and designed to face the view. Integrated appliances include double oven, microwave, dishwasher, cabinet fridge/freezer and wine cooler. There is an island unit, breakfast bar and units that separate the dining area from the kitchen area. The sitting room has a log burning stove and opens on to a south west facing paved area and garden, as does the garden room. The principal bedroom has an en suite shower room and there is a further bedroom and shower room on the ground level.

The lower ground level has two further double bedrooms, both opening to the garden and two separate shower rooms.

Outside

Bracken is approached between double timber five bar gates and over a drive providing generous parking. It passes a detached double garage, leading to additional parking outside the front of the house. The low maintenance gardens are private and surround the property by a combination of high dense hedgerow and fencing. There are large expanses of lawn interspersed with mature trees and fruit trees include apple, raised beds and borders planted with a variety of flowering plants, shrubs and low stone walls. There is an attractive shaped block paved area outside the sitting room and garden room both ideal for entertaining.

The property extends to about 0.65 of an acre





Directions (BS48 3AP)

On leaving Backwell from the Bristol direction turn left onto a single track road, signed posted Chelvey Batch. The entrance to Bracken is seen about 100 yards along on the right hand side.

Property information

Services: Main water, electricity and drainage connected to the property. An air heat source pump central heating system. Broadband provided by BT.

Local Authority: North Somerset District Council Tel : 01934 888888

Council tax band: G

EPC: E

Viewing: Strictly by appointment only with agents Knight Frank.





Approximate Gross Internal Floor Area

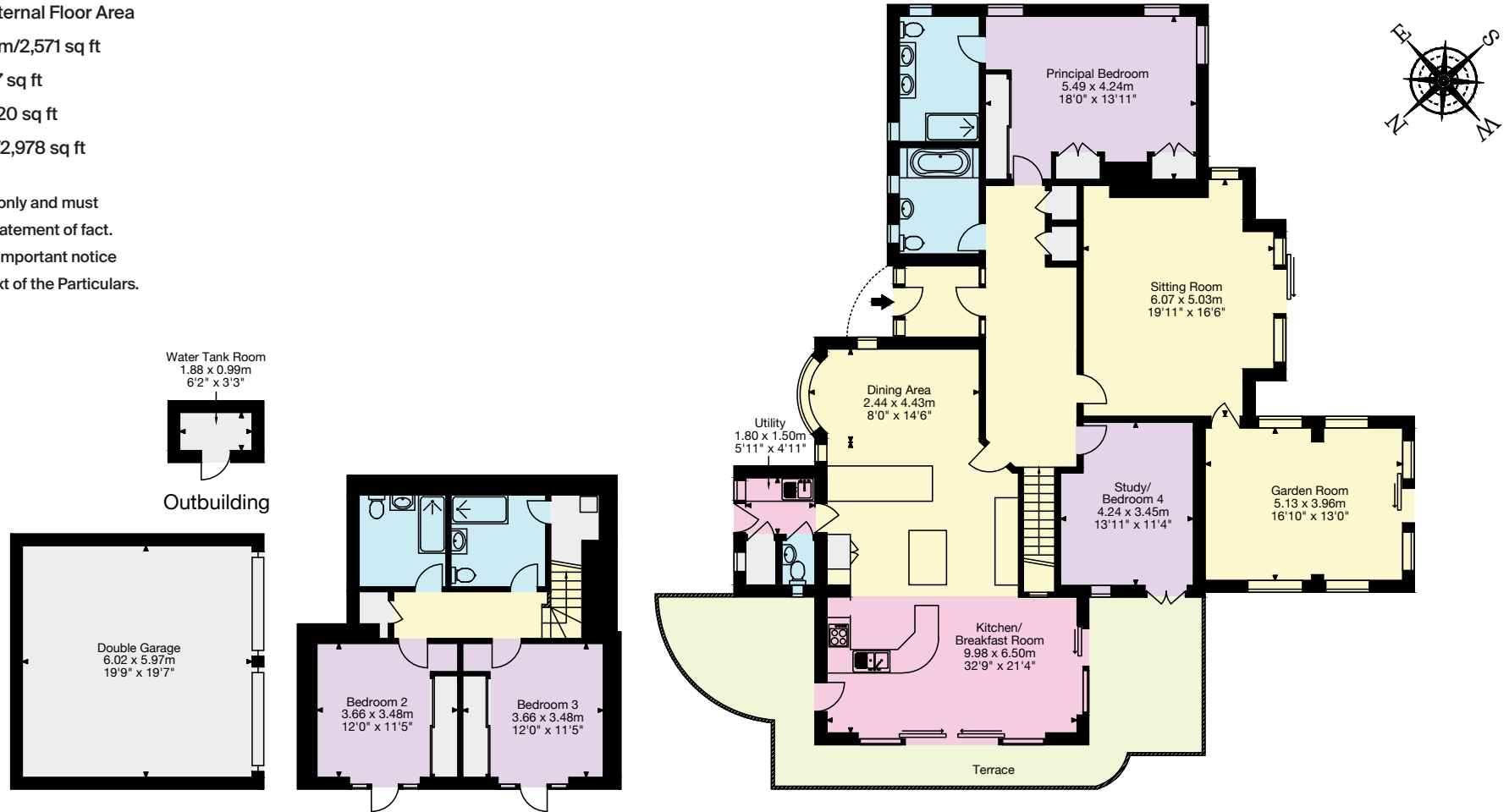
Main House = 239 sq m/2,571 sq ft

Garage = 36 sq m/387 sq ft

Outbuilding = 2 sq m/20 sq ft

Total Area = 277 sq m/2,978 sq ft

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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Lower Ground Floor

Ground Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2022. Photographs and videos dated October 2022.

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