



Applehayes, Tickenham, North Somerset



First time on the market since 1971, a detached family home with delightful gardens, tennis court, swimming pool, paddock and open south facing views.

Summary of accommodation

Ground floor Reception hall | Sitting room | Dining room | Family room
Kitchen/breakfast room | Utility room | Cloakroom

First floor Principal bedroom with balcony and en suite bathroom | 4 further bedrooms
Family bathroom/shower room

Outside In and out drive | Landscaped gardens | Terrace | Purpose built stone barbeque and entertaining area | Hard tennis court | Heated swimming pool | Paddock
Large open fronted hay barn

In all about 3.72 acres

Distances

Bristol 9.3 miles | Clevedon 3 miles | M5(J21) 9 miles | Bristol Airport 8.5 miles
Cribbs Causeway Regional Shopping Centre 15 miles | Nailsea & Backwell Rail Station
4 miles (Distances are approximate).









The Property

Applehayes is set back from the road, on the south side and behind a stone wall and tall mature trees. An in and out drive also provides ample parking. The most attractive grounds lie behind the house and have a superb open south facing view for miles to the Mendip Hills.

The present owner purchased the property in 1971. Shortly after purchase, it was substantially extended on either side into an excellent family house. Emphasis was given to size and aspect of the main rooms, in order to maximise the view. The family room and sitting room, which has a stone fireplace and chimney breast, both have sliding patio windows opening to the terrace. These two rooms together with the kitchen/breakfast room look over its lovely gardens, grounds and beyond to open countryside and the Mendip Hills. Both the study and dining room overlook the in and out drive.

On the first floor the principal bedroom has a balcony with stunning views and an en suite bathroom. There are four further bedrooms and a family bath/shower room.











Outside

Applehayes is approached over an in and out drive behind a stone boundary wall and well established trees. One entrance has double solid timber gates with the other having a farm gate. A detached double garage lies to the west and the drive allows parking for a number of cars. The front garden has a shaped lawn and stone-edged borders that are well-planted with shrubs and spring bulbs. Trees include a Magnolia.

The south facing rear gardens are a delight and well-established. A paved terrace spans the width of the house and is split level with steps leading down to an expanse of lawn. There are deep shaped beds and borders well stocked with a variety of flowering plants and shrubs. Climbing shrubs include Wisteria and Honeysuckle. A purpose built circular entertaining area with stone built seating and barbeque occupies a lovely position with a south and west aspect. A shaped heated swimming pool, at a lower level is surrounded by a stone paved area and established shaped shrubbery borders. A hard tennis court lies along the western boundary.

Trees around the garden include Silver Birch, Acers, Ash, Magnolia and Lilac. Fruit trees include apple, pear, and plum.

Land

Beside the tennis court is a small paddock with a large three bay timber framed open fronted hay/tractor/implement barn together with a lock up timber store.

Beyond and adjoining the small paddock is a further field. Vehicular access to the paddock and field is along the western boundary.

In all the property extends to about 3.72 acres.



Directions (Postcode BS21 6RE)

From the Bristol direction on the Clevedon Road, pass Garden Park Garden Nursery on the left on side. The entrance to Applehayes is seen shortly after on the left, opposite Orchard Avenue on the right hand side.

Property information

Services: All main services connected to the property. Gas fire central heating. Broadband provided by Virgin Media.

Local Authority: North Somerset Council : 01934 888 888

Council Tax Band: G

Energy Performance Certificate: Band D

Viewing: Strictly by appointment only with agents Knight Frank.





Approximate Gross Internal Floor Area

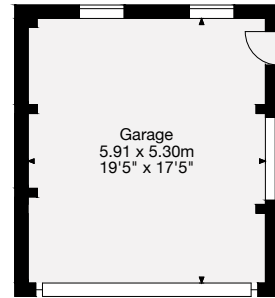
Main House = 289 sq m / 3,112 sq ft

Garage = 31 sq m / 337 sq ft

Outbuilding = 67 sq m / 721 sq ft

Total Area = 387 sq m / 4,165 sq ft

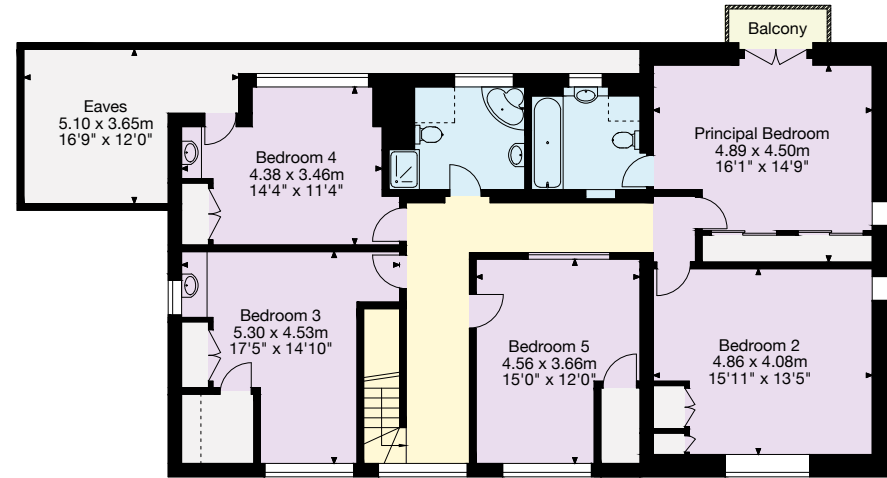
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



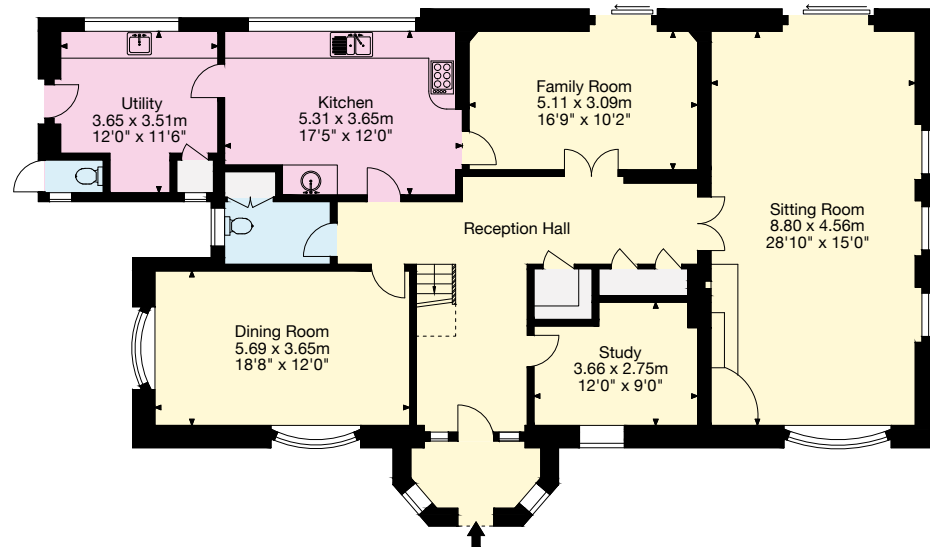
Garage



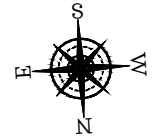
Outbuilding



First Floor



Ground Floor



Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

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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 May 2023. Photographs and videos dated May 2023.

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