

Chantry House, Lower Failand

A delightful former coach house, beautifully presented, in a lovely setting with a tree lined approach and views over adjoining farmland.

Summary of Accommodation

Ground floor Dining hall | Sitting room | Study | Open plan kitchen/breakfast/family room
Utility room | Cloakroom

First floor Principal bedroom with balcony and en suite bath/shower room
4 further bedrooms | En suite shower room | Family bath/shower room | Large storage loft

Outside Long tree lined approach | Parking | Gardens | Terraces

Distances

Bristol 7 miles | Clifton Village 5.5 miles | Bristol Airport 8 miles

Bristol Temple Meads (London Paddington) 7 miles | Nailsea & Backwell Rail Station 4.9 miles | M5 (J19) 3 miles | Cribbs Causeway Regional Shopping Centre 9 miles
(Distances are approximate).

The Property

Chantry House is situated in a lovely rural, although not isolated, setting 10 minutes from Clifton Village and convenient for Bristol. It is approached over a tree lined drive and there are open views over adjoining farmland to the village church and across to the Welsh coast. This is a beautiful and unique location, secluded and private but convenient for Bristol, Portishead and Nailsea. There are also many footpaths accessible directly from the lanes around Chantry House.

Chantry House dates from 1887 when it was built as the coach house to the adjacent rectory and St Bartholemew's church, which lies opposite. It was converted in the 1970's and later extended. The present owner purchased the property in 2012 and has since carried out a number of attractive improvements which included installing and relocating the kitchen, replacing the bathrooms and shower room, and replacing some floors with American oak. The combination of stone walls, light oak floors and semi open plan design on the ground floor has created a warm and light atmosphere.





The dining hall has a wide stone archway and leads into the sitting room, a glazed door leads to a large outside Courtyard. The study at the rear of the house overlooks the south facing garden. The bespoke kitchen/ breakfast/family room is superb. Integrated appliances include a range cooker, microwave, dishwasher and an island unit with breakfast bar. Worktops are solid walnut.

From the sitting area large French doors and windows allow a lovely outlook along the drive and over countryside.

On the first floor, the principal bedroom with balcony has a view for miles to the east, to the Welsh coast, and south over farmland. The four further bedrooms, one with en suite shower room, have open views. The principal en suite bath/shower room, en suite shower room and family bath/shower room are all extremely well appointed. Above this bedroom and bathroom there is an extensive storage loft which is accessed by sturdy loft steps.

Outside

Chantry House is approached through electrically operated gates on stone piers and over a long tree lined drive with lawn on either side, leading to the front of the house. There is parking for a number of vehicles.

To the west of the house is a large private paved area, ideal for entertaining. The part walled rear private garden is south facing and adjoins farmland with open views over countryside and across to woodland in the distance. Immediately from the rear of the house, central stone steps lead up to lawn with a raised stone bed on either side planted with a variety of shrubs. There is an ornamental pond and a split level paved sitting area, with superb views. Immediately outside the kitchen, a pair of double French doors open to a further paved enclosed area.

In all the property extends to about 0.35 of an acre.

Directions (BS8 3SR)

From the Ox House Lane direction turn left at the bottom. Pass a telephone box on the left hand side and the entrance to Chantry House is seen as the next entrance on the left hand side.





Property information

Services: Main water and electricity connected. Oil fire central heating. Under floor central heating to the breakfast kitchen/family room, Principal Bedroom and En Suite Bathroom and bath and shower rooms. Broadband provided by BT

Local Authority: North Somerset District Council Tel : 01934 888 888

Council Tax: Band G

Viewing: Strictly by appointment only with agents Knight Frank Tel: 0117 317 1999.

EPC: E



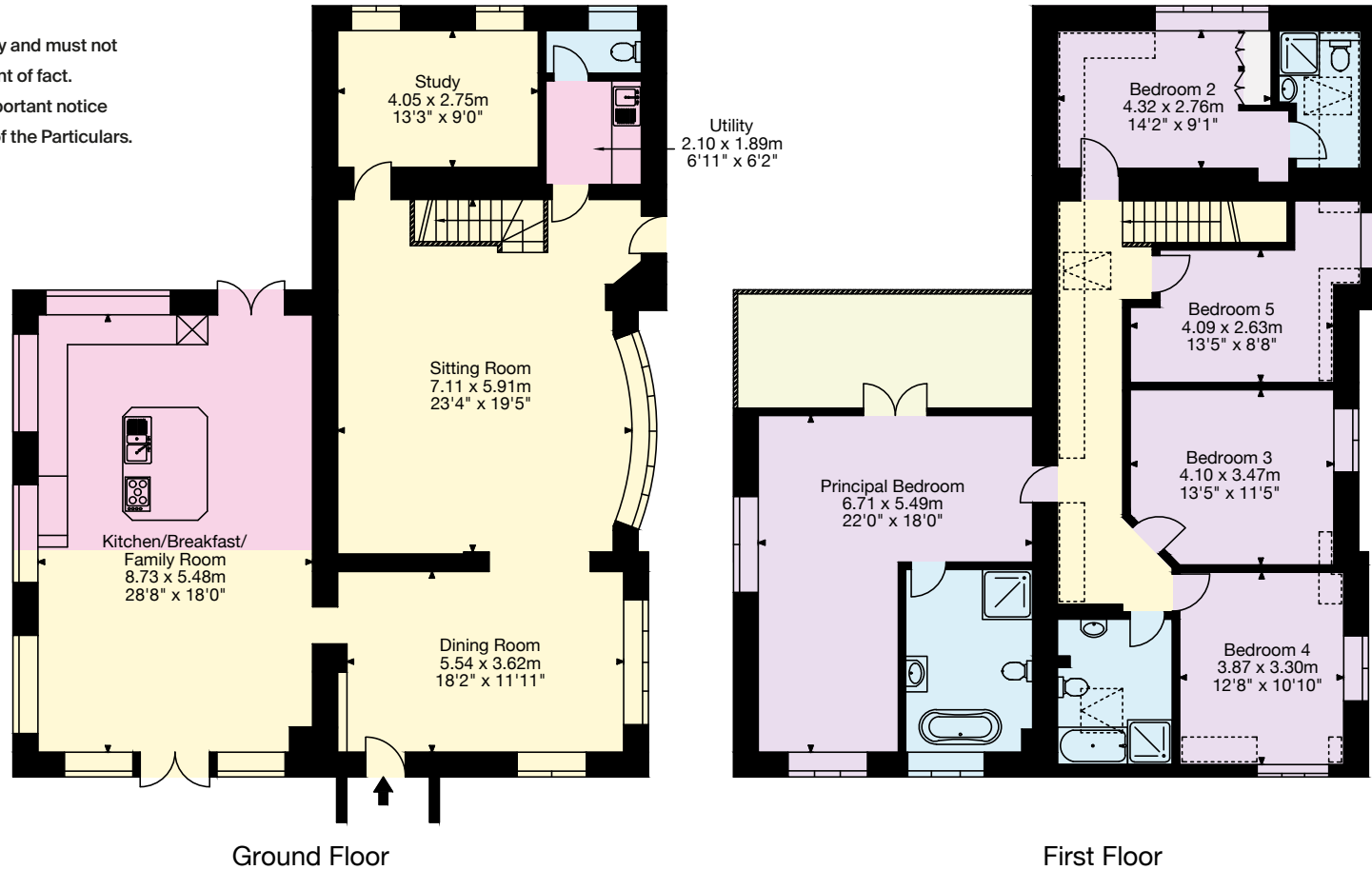
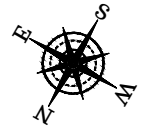


Approximate Gross Internal Floor Area

Total Area = 266 sq m/2,863 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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