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FOR SALE

Ash Hayes Road - a superb setting for a hugely deceptive home.

Nailsea - Offers in the region of £875,000



A substantial property that reveals very little of its true scale at first glance. This exceptional home stands beautifully in Ash Hayes Road, well back from 'the lane' as many locals know it, while all regard the location as one of Nailsea's most sought-after residential addresses.

Indeed, neither the exterior photographs nor a casual view from the roadside give a fair indication of the extent, balance and flexibility of the accommodation within.

What appears from the outside to be an attractive and well-kept detached home opens into a far more substantial house, with generous living space, excellent bedroom provision and a wonderfully private garden setting extending to almost a fifth of an acre.

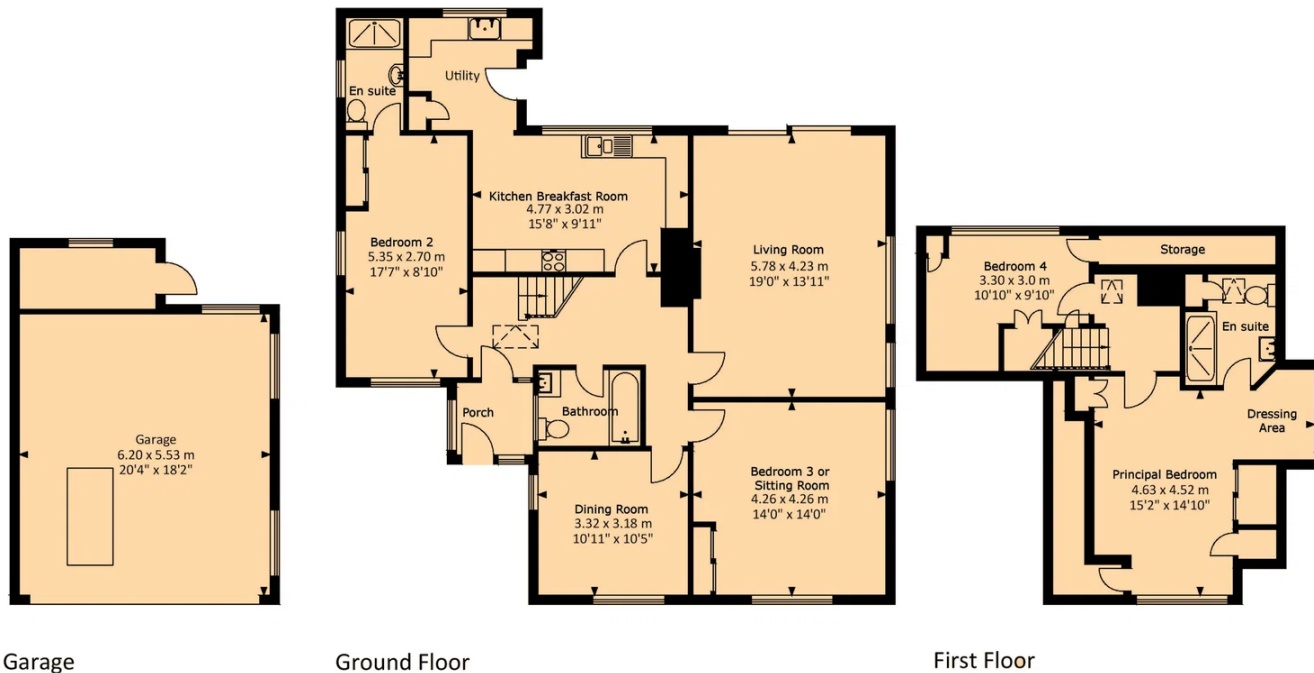
The original part of the property house is understood to date from the 1950's but the house has been reimagined and successfully enlarged since then and has long been a treasured family home, carefully maintained and thoughtfully further improved by the present owners. Recent works include a beautifully refitted kitchen-breakfast room and utility room, together with three contemporary bathrooms, two of which are en suite. The result is a calm, comfortable and highly usable home that combines maturity, individuality and modern convenience without losing its original character.

The sense of space becomes apparent immediately on entering through the porch. A broad reception hall sits at the centre of the house and gives access to the principal ground-floor rooms, creating a layout that feels practical, generous and easy to live in.

The living room is a particularly appealing space, enjoying a bright double aspect with patio doors opening directly onto the south-facing terrace and rear garden.



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It is a room that works equally well for everyday family life and for entertaining, with a natural connection between the interior and the garden beyond.

A notably spacious dual-aspect dining room adds further flexibility. Its proportions allow it to serve as a formal dining room, a superb additional sitting room, a fabulous double bedroom if ever more are needed or a larger work-from-home space if required – one of several examples of how adaptable the overall layout is.

The kitchen-breakfast room is another important feature of the house. Recently refitted and overlooking the rear garden, it provides ample space for informal dining and day-to-day family use, with a matching utility room positioned neatly alongside.

The ground floor also provides two generous additional bedrooms, one currently used as a two-person study. These rooms are served by a stylish family bathroom with bath and rainwater shower, together with a recently updated en suite shower room off the larger double room. This gives the house valuable flexibility for guests, older children, multi-generational living, or those who simply prefer the convenience of bedroom accommodation on the ground floor.

On the first floor, the accommodation continues to impress. The principal bedroom enjoys a dual aspect, a dressing area and a smart en suite shower room, while the further first-floor bedroom looks out over the rear garden from an elevated position.

For many buyers, the existing layout will already provide more than enough space. However, there is also clear potential for further enlargement, subject to any necessary consents, with planning permission having previously been granted for a first-floor extension to add further bedroom accommodation and extend the kitchen beneath, underlining the additional scope available should future owners wish to develop the house further.

Outside

The setting is a significant part of the appeal. A sweeping double-entrance block-paved driveway provides excellent parking and turning space, leading to a large detached double garage with lighting, power, an inspection pit and huge space within.

The gardens are a joy with the front garden attractively landscaped with lawn and mature planting, giving the property a pleasing sense of arrival while also setting the house back and screening it comfortably from the lane.

To the rear, the garden is a real highlight. Beautifully established, wonderfully private and enjoying sunshine throughout the day, it provides the kind of outside space that is increasingly difficult to find in such a convenient central position. A broad Indian sandstone terrace extends across the rear of the house, ideal for outdoor dining and summer entertaining. Beyond this, expanses of lawn, shaped borders, specimen trees and carefully arranged garden features create a mature and restful setting, with a summerhouse, greenhouses and an arbour drawing the eye through the lower garden.





The Setting

This highly regarded part of Nailsea contains some of the town's finest individual homes and remains especially appealing for buyers who want space, privacy and maturity without sacrificing convenience. Golden Valley, Scotch Horn and the quiet walks of Nowhere Wood are all close at hand, while Nailsea town centre is little more than a five-minute stroll away.

This is not a house that can be properly judged from the lane. Its scale, flexibility and garden setting only become fully apparent once inside, making it a particularly interesting opportunity for buyers who understand the value of light, space, position and long-term adaptability in one of Nailsea's most established and desirable residential addresses away from through traffic .

Services & Outgoings

All main services are connected. Telephone connection. Gas-fired central heating through radiators. Recently installed high-performance double glazing. New insulation, including full insulation to the walls and new roof of the utility room. High-speed and superfast broadband are available, with download speeds up to 1Gb or better via fibre. Cable TV services are also available.

Council Tax Band F

Construction

The house is traditionally constructed.

Energy Performance Certificate

The house has been assessed for energy performance as band D-66.

Mortgages & Finance

There is a bewildering choice of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham, will be pleased to provide FREE, impartial advice as you need it.

Improvements

The present owners have carried out many improvements to the house in recent years, including renovated and smooth-plastered ceilings and the installation of LED downlights and new high-efficiency radiators throughout. High-quality, low-maintenance LVT flooring has been laid in the hall; there have been significant improvements to the utility room with exterior insulation, a new insulated roof and attractive cedar exterior insulation extending to the larger ground-floor bedroom suite to add a more contemporary texture to the exterior.

New high-performance double-glazed windows have been installed throughout, further improving the thermal efficiency and the aesthetics of the house, while extra insulation has been installed in the eaves and roof.

Viewing

Only by appointment with the Sole Agents: Hensons.

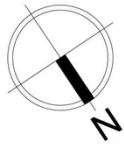
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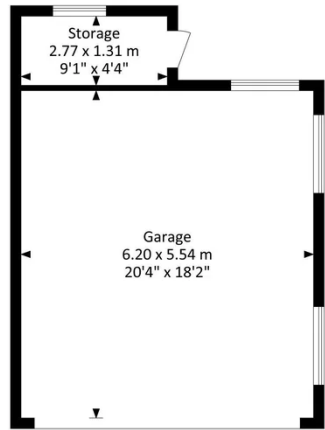
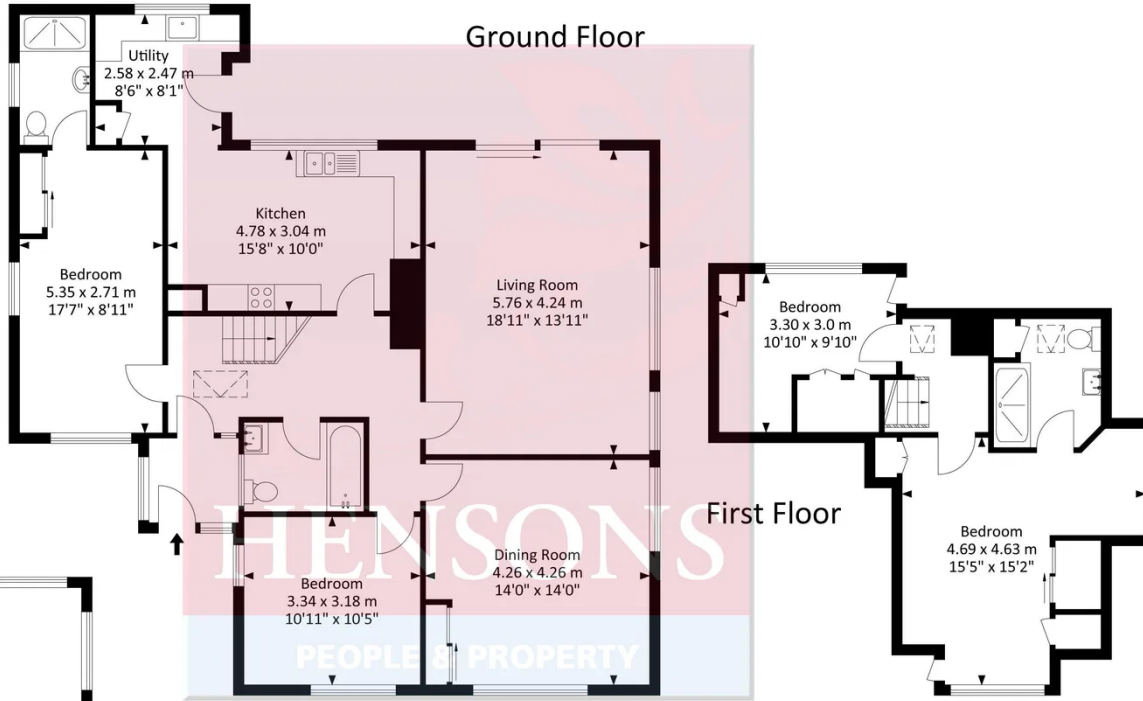




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Ground Floor



Garage



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