



107 Old Church Road  
Nailsea,  
North Somerset



# 107 Old Church Road, Nailsea, North Somerset BS48 4ND

## Guide price of £575,000 - Freehold

A distinctive individual detached 4 bedroom, 2½ bathroom family home with 3 full reception rooms and a kitchen breakfast room in the hub of the “old village” at “old church” overlooking the beautiful Tithe Barn and Holy Trinity Church with a gated private driveway access from White Oak Way leading to a detached double garage.

This virtually unique detached home is one of just two architect designed properties built in 1985 by a respected, NHBC award winning firm of local master builders who pre recent retirement had an excellent reputation locally. Both houses are traditionally constructed, and the original specification was high with a characterful but practical layout. Our senior partner sold the houses when new and in turn found the house for the current owners some twenty years ago, so Hensons know the property very well. Each of the houses has differing external elevations to enhance individuality which fits well in Old Church Road where there is an appealing variety of architectural styles creating a charming village feel complete with a corner shop just a short distance away and no through traffic.

The present owners have loved living here, enjoying the village like, level setting, the easily maintained wraparound garden, the larger part of which faces south, the lovely nearby walks and the individual styling. In recent years they have carried out various improvements. Particular attention has been paid to enhancing the energy efficiency of the house with new high-performance double-glazed windows installed, a new gas central heating boiler and the addition of owned outright solar panels, a solar water heating array. Both enhance the efficiency, while the photovoltaic panels provide free electricity and provide an index linked, tax free income for the homeowner. This significant benefit will transfer to the new owners on completion of the purchase.



*The outlook to the front towards the church and the Tithe Barn*





While decoratively the house offers scope for some reappointment, the wall finishes are neutral and the layout flows well. The living space is excellent with very comfortable bedrooms, an ensuite and a family bathroom.

A porch and spacious reception hall led to a cloakroom-WC with a separate utility room that is adjacent to the bright and airy kitchen breakfast room with broad bay window and a selection of fitted wall and floor cupboards. The kitchen breakfast room in turn opens to a dining room with glazed double doors leading out to the private area of south facing lawn.

Further double doors lead through to the very calming living room with an antique brick feature corner fireplace and timber ceiling beams.



This, spacious room offers a bright double aspect with a charming outlook to the hub of the old village as far as the 15<sup>th</sup> century Tithe Barn and Holy Trinity (old) Church.

The lane opposite the house, Church Lane is a no through lane but it is a delightful walking route passing a handful of Nailsea's most historic period properties while the lane on the far side of the Church, the southern section of Whitesfield Road is closed here to all motor vehicles and is a similarly appealing walk through ultimately to the town centre.



The Study off the reception hall also offers an outlook to the front and provides excellent work from home, homework, playroom space or the option of a nice snug for alternative TV channel watching perhaps.

The staircase rises to an ample first floor landing with a built in linen cupboard and loft access.

The bedrooms are very comfortable, the principal bedroom being particularly spacious and offering a wall-to-wall suite of fitted wardrobes, an outlook over the south facing garden and a shower room ensuite.

Bedrooms two and three are both double rooms arranged to overlook the Church and Tithe Barn. The fourth bedroom, a large single room has a very appealing deep sill oriel window, a bay that does not extend to the floor that looks out towards Church Lane and The Tithe Barn.

Lastly there is a large family bathroom with a full width vanity top having a basin inset to complement the WC with concealed



cistern and the panelled bath with a shower over.

Contact us today by email at [info@hbe.co.uk](mailto:info@hbe.co.uk) or on 01275 810030 to discover more of this great house.

## Outside:

The gardens wrap around the house from the traditional walled front garden complete with a traditional garden gate and path to the porch and front door.

Space is available to either side but in particular to the west where the garden extends around to a secluded south facing lawn and patio area that is screened by the garage and opens in turn to a block paved drive that has been designed to create an extended courtyard that enjoy sunshine all day.



## Energy Performance:

The house was assessed as Band C an excellent rating for a large mature detached house and the actual running costs are likely to be lower than a new A rated house given the Solar arrays and the Tax free feed in tariff return, (payment for unused electricity) which does not apply to new Solar installations on the surprisingly few production built new houses actually built with any with solar panels at all.

## Service & Outgoings:

All mains' services are connected. Fast broadband. Cable services are available. High efficiency gas fired central heating boiler. Double glazing. Council Tax Band F. Double garage with remote control up and over door, a door to the rear, light power and overhead storage.



## Construction:

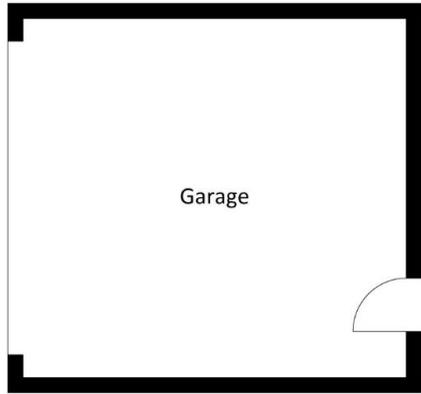
The house is of standard, traditional construction and is therefore fully mortgageable. The property was built by NHBC registered, award winning local master craftsmen.

## No Chain Delays:

This substantial property is offered with the advantage of no onward chain delays as the owners have already purchased a vacant retirement apartment in Nailsea and are downsizing. Subject to your solicitor's ability and sales contract in the usual way, you can move as quickly as you wish. The sellers are using a fast-acting local solicitor. We can make a similar recommendation to a different lawyer if you want to move fast.



**Viewing:** By appointment with the sole agents **HENSONS** Telephone: 01275 810030

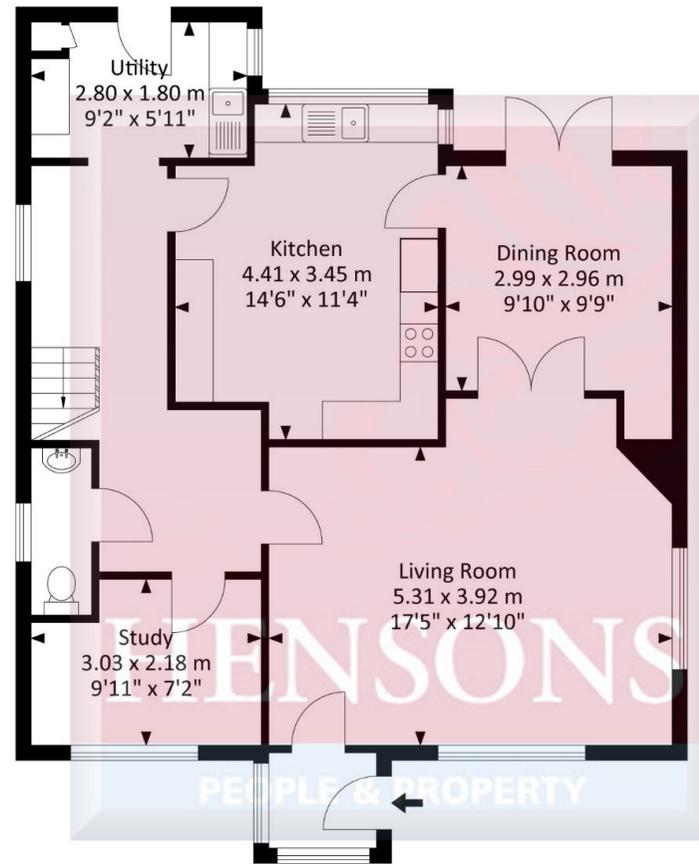


Garage

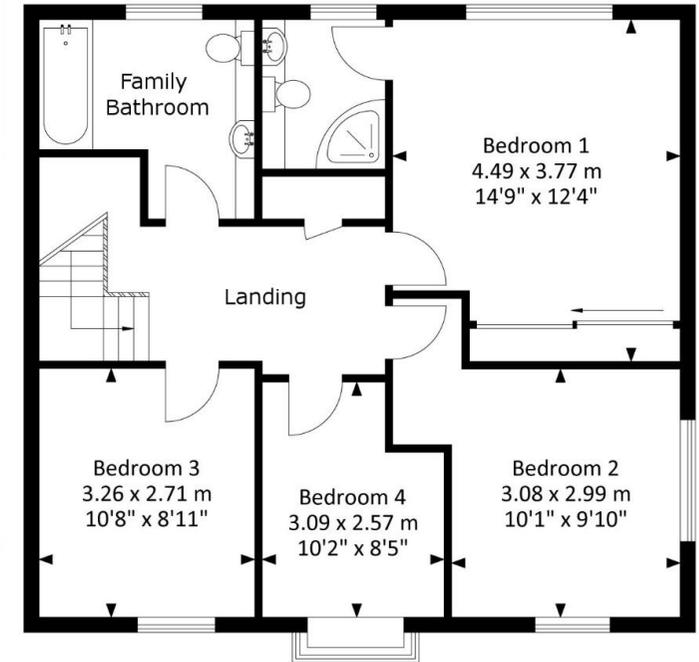
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Approx. Gross Internal Area  
1504.40 Sq.Ft - 139.80 Sq.M  
(Excludes Garage)



Ground Floor



First Floor

See full screen version of this plan on our website at [www.hbe.co.uk](http://www.hbe.co.uk).

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