



8 Chapel Barton - a quiet cul de sac in the heart of the 'old village'.

Nailsea

Offers in the region of

£374,950



Tucked away in a quiet cul-de-sac in Nailsea's highly sought-after "old village", this unusually spacious **3-4 bedroom home** enjoys a sunny private garden and open outlook over the historic village conservation area. Offering nearly 1,300 sq.ft of versatile accommodation, a conservatory, parking and future potential, this is a rare opportunity in one of the town's most favoured settings.

A surprisingly spacious 3-4 bedroom home of nearly 1,300 sq.ft, tucked away in a quiet cul-de-sac in Nailsea's sought-after old village. Enjoying a large sunny garden and open outlook over the conservation area, with conservatory, parking and future potential – a rare opportunity in this favoured location.

Tucked away in a quiet cul-de-sac in the heart of Nailsea's much requested "old village" area, this remarkably spacious home offers an exceptional level of versatility and great potential for future expansion if ever any more rooms is required.

The house has been a cherished home for many years and is loved not only for its generous space and quiet position, but also for the perfectly oriented sunny rear garden and the delightful outlook to the rear over Nailsea's ancient conservation area village-scape. Here, beautiful period properties sit in juxtaposition with a handful of later twentieth-century homes, giving the area a distinctive character. Chapel Barton has long been a favourite with buyers and this particular house arguably occupies one of the best plots in the close, enjoying a more open outlook to the front as well.



Over the years the property has been improved in several areas, while some elements may now offer scope for a new owner to introduce their own style. Improvements include a modern kitchen, an attractive conservatory with a high-quality solar reflective glass roof, an updated bathroom and the addition of a separate en suite shower.

The house is fully double glazed and gas centrally heated, while the living space is very comfortably proportioned. A traditional reception hall welcomes you in, with a staircase rising to a partly galleried first-floor landing. The living room is cosy and inviting, featuring a period-style open hearth fireplace, a pleasant outlook to the front and an almost square shape that makes furnishing particularly easy.



Double doors open through to a bright full-width kitchen–dining–family room that spans the rear of the house. This impressive space overlooks the garden and conservation area beyond, while also opening out to the sun deck and the conservatory, which is fitted with a full suite of blinds.

The kitchen area is well equipped with contemporary units, generous work surfaces and stylish metro-style tiling, together with ample appliance space and an inset sink. A French door leads directly out to the decked seating area, which offers a commanding view across the garden before the lawn stretches away beyond.

On the first floor the accommodation currently comprises three bedrooms, a family bathroom and a separate en suite shower to the larger L-shaped front bedroom. This room could easily be divided to create a fourth bedroom if required, completing a flexible four-bedroom layout.

The bathroom itself is spacious and contemporary, while the house also offers excellent future potential. There may be scope, subject to any necessary permissions, to extend over the garage to the side and beyond, potentially creating additional first-floor rooms accessed from the landing. Such an alteration could also allow the creation of a utility room or study at ground floor level behind the garage and adjoining the kitchen.

Outside, the block-paved driveway provides good parking and the front garden is enclosed by a classic low reconstituted stone wall.

The rear garden is a particular highlight, being of excellent size and enjoying a sunny orientation. It is laid mainly to lawn and includes generous shed space, a greenhouse and a sun deck adjoining the attractive conservatory. The outlook from the garden extends across the historic heart of the post-medieval village of Nailsea and beyond towards the wooded hillsides around Tickenham and Cadbury Camp.

Chapel Barton sits on the western side of Nailsea, an area appreciated for its quieter character while still being extremely convenient. Open countryside can be reached within around a quarter of a mile, while local shops and everyday amenities are available close by in Hannah Moor Road and Silver Street.

Nailsea town centre itself lies less than three-quarters of a mile away and offers a comprehensive range of facilities including a pedestrianised shopping centre, health centres, cafés, coffee houses, pubs, restaurants and large Waitrose and Tesco stores.

For commuters the position works particularly well. Bristol city centre is around eight miles away, junctions 19 and 20 of the M5 are within easy reach, and Backwell railway station provides regular mainline services to Bristol and London Paddington in approximately 110 minutes. Bristol International Airport lies less than ten miles away.

Homes offering this level of space, outlook, and adaptability in such a popular part of the town are rarely available, making this a property with considerable potential to suit a wide variety of buyers.







- Nearly 1,300 sq.ft of flexible 3–4 bedroom accommodation
- Quiet cul-de-sac location in Nailsea's sought-after Old Village
- Large sunny rear garden with attractive open outlook
- Views across Nailsea's historic village conservation area
- Spacious open plan kitchen–dining–family room across the rear of the house
- Bright conservatory with solar reflective glass roof and garden access
- Comfortable living room with character open hearth fireplace
- Driveway parking and integral garage with future extension potential (subject to consent)
- Close to countryside walks, town centre shops, schools and Backwell mainline station
- Viewing available now see www.hbe.co.uk

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available. Council Tax Band C.

Energy Performance:

The house has been certified as Band D-59 for energy efficiency.

Mortgages & Finance:

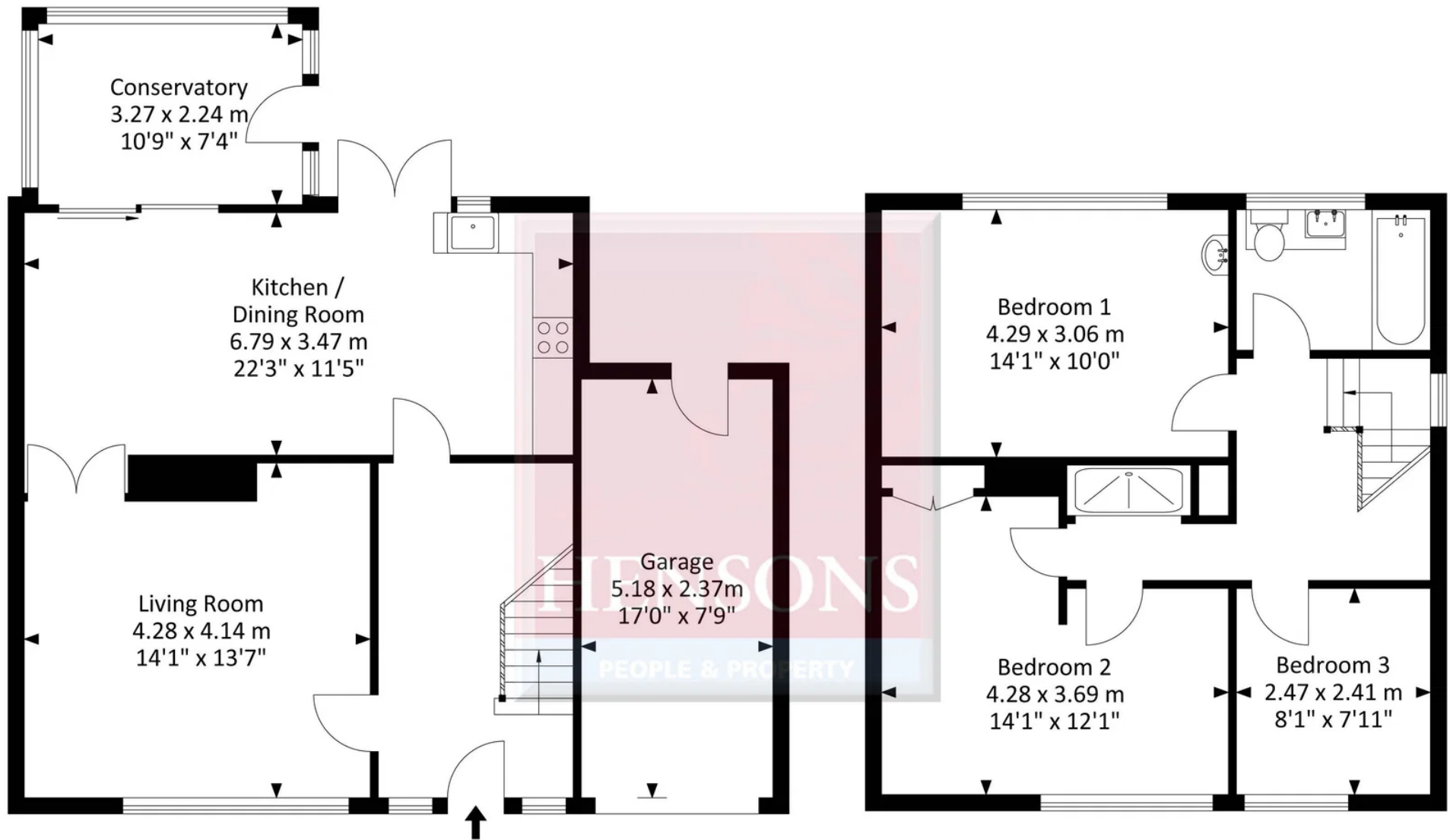
There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call us and we will arrange a call or a visit for you if you prefer.

Viewing:

Only by appointment with the Sole Agents: **Hensons. Tel: 01275 810030**

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Ground Floor

First Floor



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