



La Corbiere, Kingshill - A unique 4-bedroom detached home enjoying a commanding position in the heart of the "old village."

Nailsea - £724,950





We are delighted to offer La Corbiere, an individually designed and built 4-bedroom detached home. Created entirely by its original owners, the late Mr & Mrs Greening, with their own hands, this unique property is now being sold for the very first time since they laid the foundation stone themselves. That personal involvement and obvious care are still evident in the character of the house, from the generous proportions of the principal rooms to the quality of the internal detailing, including solid hardwood doors with attractive inlaid marquetry.

This unique property nestles amid some of the finest houses, cottages, and farmhouses in the post-medieval centre of Nailsea, about half a mile to the west of the modern town centre, close to the site of the original village green and post office. It is neighboured by, among others, Nailsea House, a handsome Queen Anne-period private house, and Kingshill Farm, one of the oldest continuously occupied properties in the town.

The house stands well back from Kingshill, in mostly walled gardens that frame a slightly elevated setting. The property is approached via a five-bar gate, opening to a broad driveway and established gardens. The position creates a pleasing sense of privacy and separation. There are lawns to either side, and the drive continues along the side of the house to a large garage and workshop.

While the setting is clearly very appealing, the accommodation is spacious and flexible, with plenty of scope for further enlargement if even more space is ever required. The layout includes a bright conservatory that forms the entrance and leads into a particularly spacious and very impressive reception hall, which forms the natural centre of the ground floor. From here, the principal rooms unfold easily.

The living room is a generous L-shaped reception room, with windows to the front and side bathing the room in natural light. A fireplace provides a further focal point, and the room opens through to the dining area, where French doors connect directly with the rear garden.



Find it on our website



This layout gives the house a superb natural flow, with space for everyday living as well as more formal entertaining.

The kitchen/breakfast room lies to the rear of the house and is fitted with a range of wall and floor cupboards, a built-in eye-level double oven, an inset hob and an integrated dishwasher. A stable door opens to the garden, while a separate utility room provides useful additional space for laundry appliances, a fridge freezer and the boiler.

Also on the ground floor are two further rooms, currently arranged as bedrooms but equally suitable as additional reception rooms, a study, a hobbies room or occasional guest accommodation. This flexibility is one of the strengths of the property, particularly for buyers looking for adaptable living space without relying solely on the first floor. A family bathroom and separate cloakroom complete the ground floor accommodation.

Upstairs, the galleried landing is again light and airy, with a sizeable study area having an outlook across Kingshill. This space adds to the versatility of the house and would work well for home working, reading or as a quiet landing area separate from the main reception rooms below.

The principal bedroom is a comfortable room with windows to the front and side, fitted wardrobes and additional eaves storage. A further double bedroom also includes fitted storage and has an en-suite cloakroom, making it well suited as a guest room or second principal bedroom.

Outside

The gardens wrap around the property and are a particular feature. To the front, lawns and a block-paved patio create a pleasant approach to the house, while the rear garden is private and well enclosed. A paved terrace leads to a raised productive area, currently arranged with vegetable beds, together with a traditional greenhouse, external lighting and an outside tap. The garden is manageable but rewarding, offering space for sitting out, gardening and enjoying the setting.

The garage/workshop is larger than average and has an electric up-and-over door, pedestrian access to the rear, light and power. It provides excellent space for secure parking, storage, hobbies or workshop use, complementing the practical nature of the house as a whole.

La Corbiere is a distinctive and carefully built home with a strong sense of individuality. Its generous rooms, flexible layout, established gardens and useful outbuildings combine to create a property that should appeal to buyers looking for space, privacy and character rather than a standard modern house.

Services & Outgoings

All main services are connected. Telephone connection. Gas-fired central heating through radiators. Double glazing. 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 E

Tenure Freehold

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 adviser, Graham, will be pleased to provide free, impartial advice as required.

Viewing

Only by appointment with the sole agents: Hensons 01275 810030

The Town

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol, at just 8 miles, or approximately 13 km, from the city.

A good range of amenities is available, including large Tesco and Waitrose supermarkets, doctors' and dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a banking hub and professional offices. There are two health centres, dental practices and a leisure centre with a gym, as well as cafés, pubs and restaurants, including the excellent White Truffle restaurant. In addition to the conventional retail shops, there is a well-supported monthly farmers' market and periodic food festivals.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside, with easy access to other major centres in the area. It also has access to the Sustrans national cycle network, with a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 are less than 6 miles, or approximately 10 km, away, giving easy access to the country's motorway network. A mainline rail connection is available at Nailsea and Backwell Station, which is within walking distance, with direct trains to Bristol, Filton Abbey Wood, Bath and London Paddington.

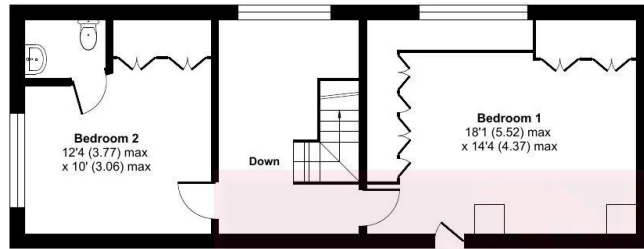




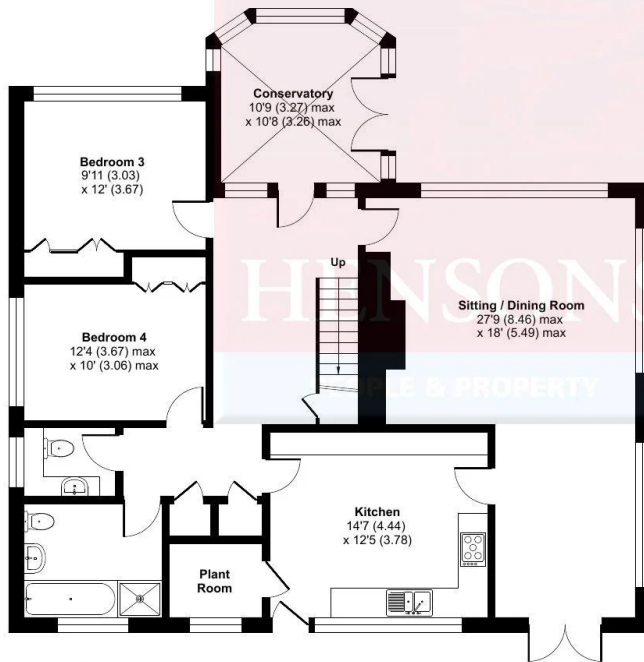
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Approximate Area = 1940 sq ft / 180.2 sq m
 Garage = 229 sq ft / 21.2 sq m
 Outbuilding = 146 sq ft / 13.5 sq m
 Total = 2315 sq ft / 214.9 sq m

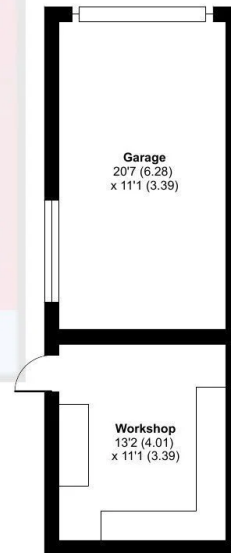
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FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.



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