



An exceptionally fine 5 bedroom part Georgian house of considerable character in Nailsea's 'old village' with about $\frac{1}{4}$ acre of level garden.



Allendale, Silver Street, Nailsea, North Somerset BS48 2DS

Guide Price £795,000 - £995,000 - Freehold

A fascinating 5 bedroom period 'village house' that appears to date from various centuries with possibly pre Georgian origins, late 18th century – early 19th and 20th century features and formal rooms and later wings that combine to create a substantial house of considerable charm standing in an exceptional level garden that extends to about ¼ acre, for many the perfect size.

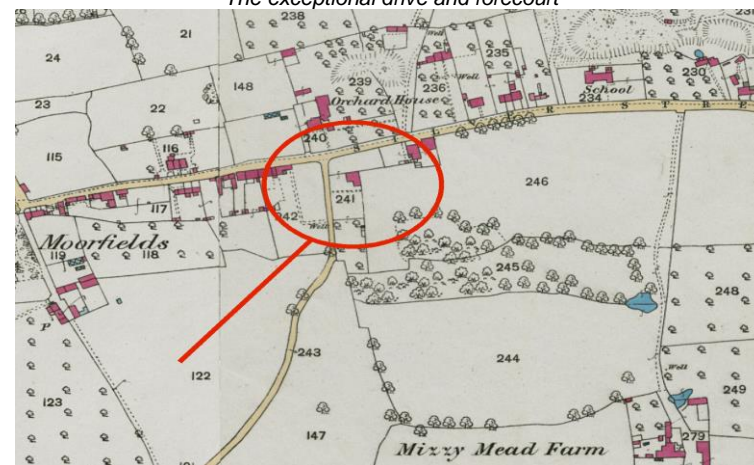
The house has long been a landmark property in Nailsea and is deservedly continually admired, however little is actually known of the history of the house or how it has evolved. Irrespective of the provenance, the attractive classic period façade gives an impression of smart presentation, and the property does not disappoint in the slightest having been very well maintained and obviously loved by the present owners for many decades.

The suitably rambling accommodation flows well and while Allendale has been updated over time there is still good potential to further reappoint the house to taste and so enhance the already very comfortable proportions.

Allendale stands in a tremendously convenient position in Silver Street, one of the oldest village lanes in Nailsea with a nice variation of high quality neighbouring properties and easy, level access to the local amenities including a nearby greengrocer. The town centre is only a 1/3 mile to the east, but the property is away from busy through routes.



The exceptional drive and forecourt



The house on the edge of the village in the mid 1800's



Above, the front and side garden and drive and below, the main south and west facing lawn.



The house from the 'lane'



A superb classically proportioned principal reception room, the Drawing Room.



The characterful and atmospheric Dining Room



The inviting Reception Hall



A charming south facing Sitting Room opening to the main garden.



Period plank doors with strap hinges and Norfolk latches.

The House:

By any measure this is a fine home that is ideally placed and stands beautifully in its fabulous garden.

The elegant reception hall is approached via a conservatory style porch that shelters the front door and provides useful additional space.

The reception hall has a staircase that rises to a galleried landing above, while classic panelled doors open to the three reception rooms. The drawing room is exceedingly well proportioned and takes advantage of a double aspect over the lawns with a broad bay window allowing an outlook to the west.

The delightful sitting room is again dual aspect and mostly faces south and opens to a flagstone terrace with the main lawn beyond.

The dining room has a less formal air and is quite atmospheric with deep sill windows overlooking the 'secret garden' exposed beams and at one end a small inglenook style fireplace.

The farmhouse style kitchen breakfast room is much larger than the dimensions suggest since due to measuring regulations we cannot include the wing of the kitchen where the Aga stands.

The rear hall leads out to a courtyard area with a gate to the drive, there is also a Cloakroom. In addition, the house offers good natural storage space with a variety of deep built in cupboards including a walk in Pantry.

From the hall the staircase leads to the first floor where a spacious landing opens to the five bedrooms and a family bathroom with a separate WC.

The fifth bedroom is a very comfortable single room with an almost 'tower room' feel having a large bay window to the west allowing commanding views. This room would work as an attractive study if five bedrooms are not necessary.

The principal bedroom by virtue of the adjacent en suite shower room is in keeping with all the bedrooms an attractive and very comfortably proportioned room with an outlook over the lawn to the south and far beyond to Holy Trinity (Old Church) away in the distance.



The farmhouse style Kitchen Breakfast Room complete with an Aga.



The Principal Bedroom



The archway to the secret garden and below, the south lawn.



Outside:

The house stands back from Silver Street with most of the garden screened by a substantial stone wall and timber fencing which combines with the wide variety of trees shrubs and bushes to offer a high degree of privacy.

The drive is gravelled with a block paved path leading to the side gate opening to the courtyard area. A large **Garage** stands to one side of the drive and broad sweep of lawn frames the house attractively.

The lawn follows around to the west and then on to the south of the house where there is a further mature garden of excellent size that is laid mostly to lawn with well established borders and a selection of specimen trees.

An arched gateway set in an ancient stone wall opens to a secret garden where another area of level lawn is enclosed by walling and hedges with a pair of garden sheds.

Photographs:

See more photographs on our web site www.hbe.co.uk

Our London Property Exhibitions:

See this property featured at our next exhibition at our The London Hilton. Call 01275 810030 for details.

Energy Performance:

The house has been rated at band E-47. The full energy performance certificate is available on request at info@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 cable. Cable TV services are also available in the close. Council Tax Band G.

Construction:

The house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

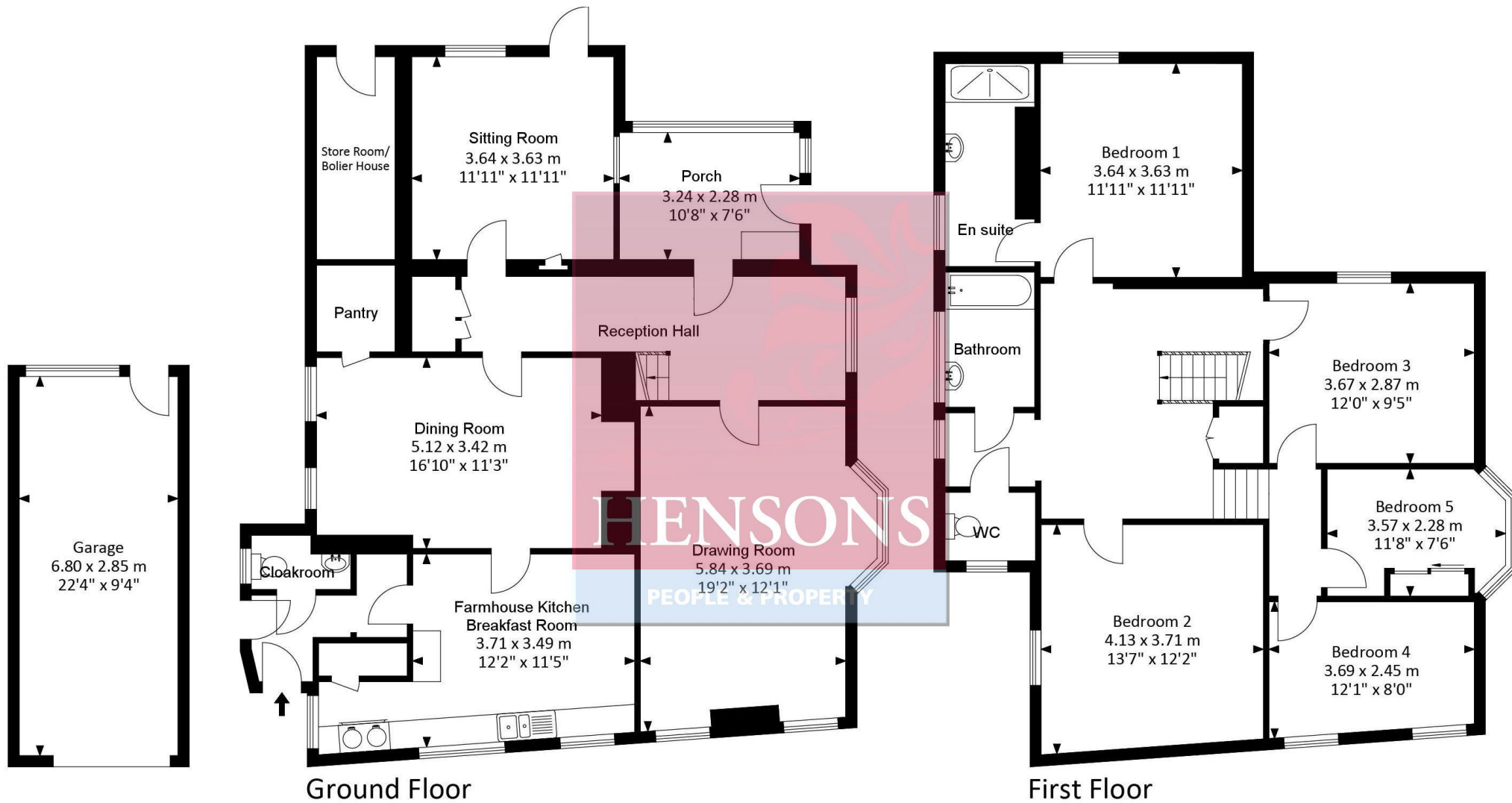
Mortgages & Finance:

There is a bewildering array of funding options for this property and an even more bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office who will arrange this for you.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2024





HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

www.hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

