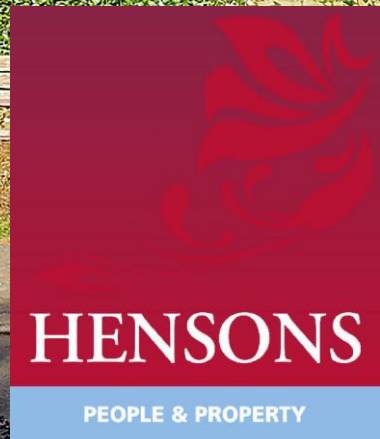




Stowell House  
Ash Hayes Road,  
Nailsea,  
North Somerset





## Stowell House, Ash Hayes Road, Nailsea, North Somerset. BS48 2LW

### Guide Price £845,000 -£885,000 - Freehold

A substantial and much-admired detached Edwardian family house affording spacious accommodation enriched with numerous original features and full of character but also with lots of potential.

This fine period home stands prominently in one of Nailsea's premier residential avenues commanding attention as a particularly refined family house. By any measure this is an elegant and attractive property that is believed to date back to 1910, the high point of the Edwardian era. Some years ago, this house was subjected to a comprehensive program of modernization and improvement however, the owners at that time took great care to preserve the attractive original features that remain intact to this day.

Hensons were fortunate to be chosen to sell the property then, some 25 years ago and we are delighted to have been chosen by the present owners to act for them in this sale. Today the house remains remarkably intact and while there is scope for some reappointment the house is enriched with so much charm one should consider this a golden, perhaps even a once in a generation, opportunity to live here.

This distinguished family home is ideally situated, with the town centre just over half a mile away, offering a comprehensive range of amenities. Well-regarded schools, including Nailsea, Backwell, St. Francis and Westleigh (Backwell) Infants School and Golden Valley School are all within easy walking distance.

For commuters, good road connections lead to Bristol, a mere 8 miles away, with Junctions 19 and 20 of the M5 within 6 miles, providing easy access to the motorway network. The mainline rail connection on the southern edge of the town facilitates longer-distance commuting with direct services to Filton/Abbeywood, Bath and directly to London/Paddington in just 110 minutes.





## The House:

Stowell House, constructed with local stone and rendered elevations beneath a Broseley tiled roof, exudes timeless charm. The property's character has been carefully preserved through a thoughtful renovation, incorporating traditional methods and materials. The impressive, returned staircase, ornate cornices, and original features grace the interior, creating a sense of heritage and solidity.

The well laid out accommodation, spread over two floors, includes an inviting entrance vestibule leading to a notable reception hall adorned with moulded skirtings and architraves and dominated by the superb original staircase that is attractively ornamented.

The drawing room, with its classic Edwardian style fireplace, wide bay window, and detailed cornices, epitomizes the property's charm. The gracious dining room links the living space with the gardens via wide French doors and the large double aspect study has an outlook to both areas of garden and its own story to tell since this wing of the house was added as recently as 1939 and constructed to protect from air raids with a reinforced concrete roof, but luckily its impregnability was never put to the test as no bombs fell here in World War Two.

Next, off the hall you, will find the kitchen breakfast room. Here the proportions are exactly as might be expected of significant 'gentleman's residence' of the period with enough space for the maid and housekeeper and possibly a Butler to relax, sit and eat. It is highly likely that the former fireplace would once have framed a doubtless black leaded polished Range. In 2024 the kitchen is more practically fitted and follows through to a good utility room with a door to the drive and doors to both a cloakroom – WC with storage and to a shower room.







The sophisticated Hive controlled high efficiency Worcester boiler and pressurised hot water cylinder is housed in the utility room and there is plenty of appliance space too.

Ascending the superbly returned staircase, the first floor reveals the exquisitely sized principal bedroom with a lovely double window allowing a more open outlook to the front, built-in furniture, concealed vanity suite and space enough to incorporate an ensuite shower room by deletion of part of the wardrobe space as illustrated in our secondary plan of the first floor.

On the landing there is an original fitted linen press and a hatch allowing access to the vast loft space. The landing also leads to the three further bedrooms, all able to accommodate double beds with the smallest enjoying the advantage of access to the pretty balcony feature at the front.

### **The Setting:**

The extensive private driveway, 24' x 11' (7.31 x 3.35m) **Garage**, and secluded level rear gardens, adorned with a charming summer house, further enhance the property's allure.

The garden at the front is bounded by a local stone wall, the drive offers plenty of parking both before and beyond the gates that lead through to a courtyard area at the side of the house that is a good court for the basketball hoop on the gable of the garage that stands at the end of the drive

Stowell House beckons those who appreciate a harmonious blend of historic charm and contemporary comforts. The gardens and grounds provide a tranquil retreat, offering complete privacy at the rear, making this residence an exceptional find in Nailsea's distinguished property landscape. A rare opportunity awaits for those discerning individuals seeking a truly delightful family home.

The position in this broad avenue is close to the pretty Nowhere Wood and the parkland of Golden Valley while Sotch Horn Park is only about a 5 minute walk away adjacent to Festiva Way, a Sustrans National Cycle Route connecting Wraxall, Backwell, Flax Bourton and Long Ashton to Bristol.

### **Services and Outgoings:**

Mains water, gas, electricity and drainage are connected. Gas fired central heating through radiators. Telephone connected. Broadband services are available including super fast cable broadband, telephone and TV services if required. Council Tax Band: G

### **Energy Performance:**

The house has been assessed for Energy Performance and has an EPC rating of E-48. The full energy performance certificate is available on request from [info@hbe.co.uk](mailto:info@hbe.co.uk)

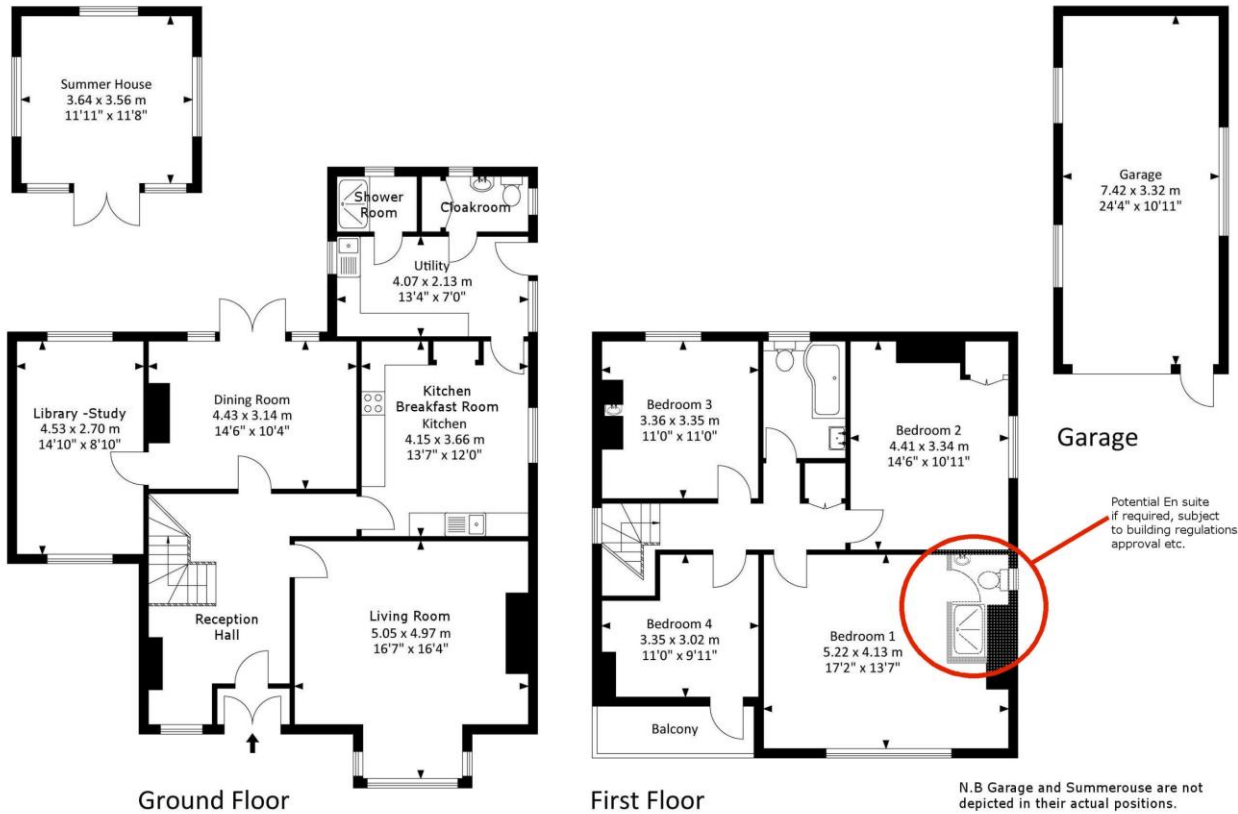
### **Photographs:**

See more photographs at [www.hbe.co.uk](http://www.hbe.co.uk)

### **Our West Country Property Exhibition in London:**

See this property featured in our next West Country Property Exhibition at our Chelsea and Fulham office call us on 01275 810030 for further information.





The alternative floor plan as referred to in our narrative here showing a possible En suite Shower Room installation off the Principal Bedroom.

There are other enhancement opportunities too that we can discuss with you when you view.

**Viewing:**

Only by appointment with the **HENSONS**. Telephone 01275 810030



*The nearly new Stowell House at about the time of the First World War*





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