

**The Chestnuts,
West End Lane,
West End,
Nr. Nailsea, North Somerset**



The Chestnuts, West End Lane, West End, Nr. Nailsea, North Somerset BS48 4DB Guide Price of £1,250,000 - Freehold

Those that visit will find a wonderful period country house with arts and crafts details dating from around 1890. The property stands in a private, level but elevated setting enjoying 360 degree views over a beautiful and gently undulating pastoral landscape as far as the coast.

This very special property is one of the most admired homes in the highly desirable hamlet of West End and it has always been a landmark house. The house is not isolated or remote and the nearest shopping in Nailsea is just about 1¼ miles away and the town centre with a Waitrose supermarket is just 2 miles. Backwell with its main line railway station is 2½ miles, Clevedon with its motorway junction, Victorian promenade and pier is a little over 3 miles and Bristol is only 10 miles away.

The house offers classically proportioned accommodation that has been very carefully restored and enlarged for the current owner in recent years. They have created a superb family home that is enriched with many fine original features but also successfully incorporates a series of contemporary design elements that complement the living space extremely well.



A suitably impressive reception hall with a grand Victorian staircase leads ultimately to 4 excellent reception rooms including the family room that is part of the stunning open plan triple aspect kitchen – dining - family room layout measuring over 36' (11m) This suite of rooms has a part vaulted ceiling and opens to a superb terrace and the swimming pool terrace. In addition, there is a boot room, a cloakroom and a generous utility room on the ground floor.

Above, the part galleried landing allows access to a family bathroom and then four comfortable bedrooms, two having bathrooms en suite and all taking advantage of the lovely views in all directions.

The house is approached via a pillared gateway set in very appealing local stone walls that fully enclose the property.

The remote-controlled gates open to a drive and carriage sweep with a superb 3-car garage and adjoining WC – changing area serving the pool and garden. A barrel-vaulted cellar is accessed from the forecourt, the swimming pool is heated, and the extensive gardens and grounds provide an almost parkland setting.

TESSELLATED PORCH: With half glazed composite panelled front door, original flooring, a window to one side and a glazed door with deep door lining opening to:-

RECEPTION HALL: A fabulous introduction to this fine old house with reed moulded door frames having quatrefoil end stops, deep matching moulded skirtings, wainscot rails, a fretted cabinet concealing a double radiator, moulded cornice, a series of original panelled doors with period brass furniture to the reception rooms, a doorway to the inner hall, a door to the cloakroom and an impressive $\frac{3}{4}$ return staircase with carved newel posts and turned balusters rising via a half landing to the first floor.

DRAWING ROOM: Dual aspect with $\frac{3}{4}$ height bay windows enjoying an outlook to the south and west lawns and allowing far reaching views beyond the gardens to the farmland of West End, across Nailsea Moor to Clevedon and the Welsh hills away in the distance. The windows are framed by reed and quatrefoil mouldings with deep moulded skirtings, a period style fireplace with marble surround, wall light points, a radiator, picture rails and moulded cornice.

LIBRARY-SITTING ROOM: A more intimate but similarly elegant reception room that enjoys a triple aspect overlooking the lawns and down into the valley below and then as far as Cadbury Camp away in the distance. There are deep moulded skirtings, wall light points, a period style marble fireplace, moulded picture rails, moulded cornice, a radiator, TV point and again quatrefoil end stops to the reed moulded door frames.



DINING ROOM: This particularly spacious formal dining room has an unusually deep bay window offering an outlook over the south lawns with further views towards the hamlet of West End. A carved Douling stone fireplace and hearth dominate the wide chimney breast while there are deep moulded skirtings, plaque shelves, radiators, wall light points and moulded ceiling cornices.

A further door opens to the kitchen.

CLOAKROOM: (off the hall) A period style suite comprises a WC with a shaped cistern and a wash hand basin that matches with Grosvenor style brass ware with a mosaic tiled splash back, ceramic tiled flooring and frosted window to the side.

INNER HALL: Opening to a useful boot room that has ceramic floor tiling, lighting, fitted low level shelving and coat hanging. Past the boot room there is a walk-in pantry with further ceramic floor tiling, a cold shelf and further fitted shelving. There is additional storage provided by an under stairs cupboard off the reception hall.

Another doorway from the inner hall leads to the breakfast area that is the centre of a suite of rooms comprising kitchen-breakfast area and the family room.

FAMILY ROOM: A particularly attractive hexagonal addition to the original accommodation that really draws the living space out to the terrace, the garden and the swimming pool. This area also offers a superb panorama centred on the Iron Age Hill Fort of Cadbury Camp and surrounding woodland on the far side the valley. There are deep low sill uPVC double glazed windows together with transoms and French windows that open to the pool terrace. The ceiling has LED recessed lighting together with a pair of Velux double glazed windows, the flooring which continues through the breakfast area and kitchen is genuine wide plank oak. There is a radiator, ample power points, a stone window reveal feature and a wide panelled opening to:-

BREAKFAST AREA: Directly overlooking the pool and enjoying views to the garden and hillsides of Tickenham with a TV point, recessed LED down lighter ceiling lights, a fitted alcove and a wide peninsular division with granite work surface between here and the kitchen area.

THE KITCHEN: Fully equipped with a range of traditional wall and floor cabinets with charcoal granite work surfaces, stainless steel door and drawer furniture, an integrated eye level NEFF double electric oven-grill, an inset matching hob with aqua marine glass splash back and a stainless steel chimney hood above, an integrated dishwasher, an integrated refrigerator and deep freeze, an under set stainless steel 1½ bowl sink and mixer tap over, recessed down lighter ceiling lights overlooking the forecourt and south lawn and a view through the breakfast area and family room towards Cadbury Camp.

A door opens from the kitchen to:-

CLERESTORY GLAZED REAR HALL: With double glazed French doors opening to the pool terrace, a deep built in storage cupboard, a door to the utility room, a door to the garage, quarry tiled flooring, part exposed natural stonework with a dressed stone detail and a brick arch above the doorway to the kitchen, a further double glazed uPVC door with matching side screens and overhead screens open to the forecourt and allowing views over the south lawn to the hamlet of West End.

NB. The entrance to the excellent cellar is outside the rear hall just below the kitchen window.



UTILITY ROOM: With smaller quarry tiled flooring, an excellent range of contemporary fitted wall and floor cupboards, ample roll edge work surfaces, an inset sink unit, an integrated wine cooler, plumbing for an automatic washing machine, space for a tumble drier, a uPVC double glazed window to the rear, ample additional appliance space including a space for two upright fridge freezers, ceramic tiled surrounds, recess down lighter ceiling lights and a radiator.

On a mezzanine level (half landing), a feature original stained-glass window has been sandwiched between modern uPVC windows to preserve the original and improve the thermal efficiency. This level of attention to detail is typical of the standard of finish of the house and the stained-glass window floods the stairwell with natural light and the patterning in the stained glazing follows the arts and crafts theme.

A spacious family **BATHROOM** is arranged off this half landing with a white suite comprising an enamel Bette bath with flexible shower attachment over, a period style shaped wash hand basin and matching WC together with a spacious Quadrant shower enclosure having a thermostatically controlled shower. Walls and ceiling are ceramic tiled up to a listello border, a radiator and high performance sash style double glazed window, moulded picture rail and a high ceiling with cornice, recessed down lighter ceiling lights and a latch access to a loft area.

On the first floor:

The galleried **LANDING** and upper halls have a further sandwiched stained-glass window to match the window illuminating the stairwell. There are moulded dado rails following the three levels of the landing space, moulded cornice, an original moulded and panelled loft hatch, reed moulded door frames with quatrefoil end stops, a walk in linen cupboard and a further walk in shelved cupboard adjoining.

PRINCIPAL BEDROOM: The proportions are just right with plenty of space for freestanding furniture, a very deep walk in bay window that overlooks the lawns and allows views of the hamlet of West End. There are moulded skirtings, moulded picture rails, moulded cornice, reed moulded door frames with quatrefoil end stops and specially commissioned matching set of door frames that open to:-

EN SUITE SHOWER ROOM: Created in more recent years as part of the present owner refurbishment and extension of the house with a white suite comprising a spacious Quadrant shower enclosure again having a thermostatically controlled shower unit, bespoke fitted cabinets run back into the deep window sill and conceal the WC cistern and have the wash hand basin inset. The walls and floor are ceramic tiled up to a picture rail with down lighter ceiling lights above, an integrated extractor fan, a towel rail radiator, an electric shaver point and a high performance sash style double glazed window.

BEDROOM FOUR: A more than comfortable double bedroom overlooking the pool terrace and down into the valley below towards Nailsea, Backwell and Wraxall with a radiator, coved ceiling and a panel door that opens to:-

EN SUITE SHOWER ROOM: With a white suite comprising a Quadrant shower enclosure having electronic shower unit, a close coupled WC and a pedestal wash hand basin with ceramic wall and floor tiling, matching tiled window sill with a high performance double glazed frosted sash window, a towel rail radiator and an automatic extractor fan.



BEDROOM TWO: A charming dual aspect double room with a wide bay and a further double sash window allowing views over the lawns, neighbouring countryside, the hamlet of West End and to the west, beyond Nailsea and Tickenham moor to Clevedon and the Welsh hillsides away in the distance. Here we have an original fireplace with slate surround and grate and tiled slips. There is a radiator, moulded picture rails, a simple cornice, a reed moulded door frame and quatrefoil end stops.

BEDROOM THREE: Echoing the library with a hexagonal, almost tower room feel offering a triple aspect with views to the west and down to Nurse Bottom. A radiator, moulded ceiling cornice, panelling in the position of the original fireplace forming a king size bed head, a radiator and a range of fitted wardrobes to the side of which there is a period brass light switch, bell push and power point!

SOLAR POWER and WATER HEATING: In addition to the good levels of loft insulation and the with high performance double glazed replica sash windows with low maintenance uPVC frames, a full array of photovoltaic panel and solar water heating panels have been installed which reduce the carbon emissions and produce meaningful amounts of hot water and free electricity. The excess free electricity is automatically sold back to the national grid and typically generates around £2,000 per annum, index linked over 25 years from the installation date.

OUTSIDE:

The Chestnuts property is approached via stone pillared gateway set back in a local stone and hedged entrance with the automatic gates opening to an extensive drive and carriage sweep and forecourt that provides parking and turning space for numerous cars.

The forecourt is flanked by low “flagstone” capped local stone walling with the drive arriving at the attached **TRIPLE GARAGE** building.

The low walls retain a series of wide planted borders that in turn lead to the south and west lawns.

All area of the gardens and grounds are enclosed by well-maintained local stone walling with further floral borders and wide variety of mature specimen trees, shrubs and bushes including a well-established magnolia and a blue cedar.

In addition, there is a kitchen garden area and several productive fruit trees set away from the house.

An excellent paved terrace adjoins the family room and overlooks the valley into the area known as Nurse Bottom and far beyond to the hillsides of Tickenham and Wraxall, a gate opens from here to the swimming pool terrace that is also walled and fenced by wrought iron railings for the safety of young children. The pool terrace takes advantage of the same view and has an adjacent changing room with WC and basin.

A boiler house is integral with exterior access to the garden. The oil-fired boiler is supplied by a modern private oil storage tank that is screened away to one side of the garden.

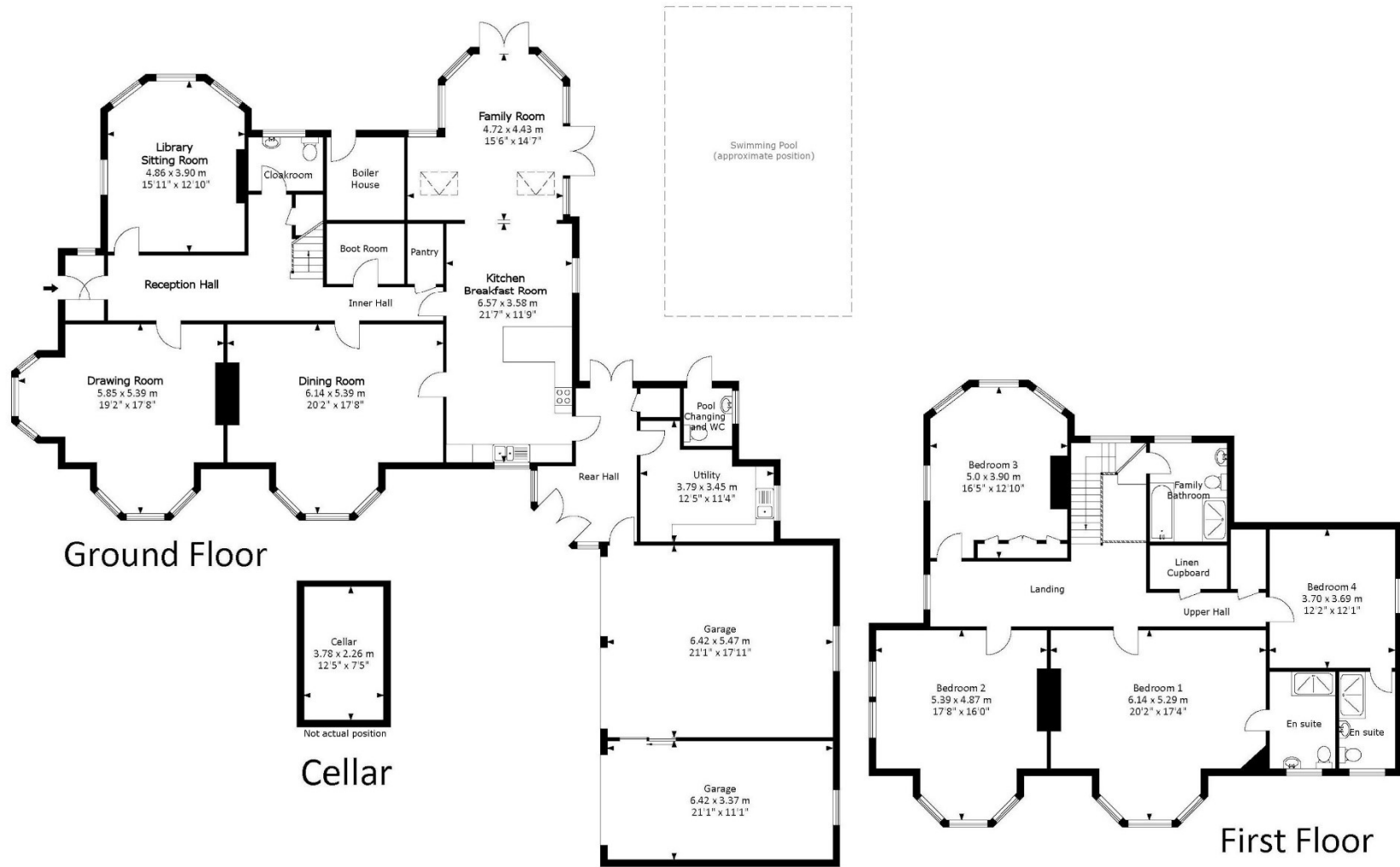
SERVICES: Mains water, electricity and drainage are connected. Full oil-fired central heating through radiators with an integral boiler room. Telephone and Broadband services connected. High performance double glazed replica sash windows with uPVC frames. Solar panels and solar water heating (owned outright by the vendors).



ENERGY PERFORMANCE: The house has been rated at band E for energy efficiency. A good rating for a period property. Full details on request to info@hbe.co.uk

VIEWING: Only by appointment with the Sole Agents **HENSONS**. Telephone 01275 810030 (7 days a week)





PHOTOGRAPHS: See more photographs at www.hbe.co.uk

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