



LYNLEAZE, CAMELEY ROAD, TEMPLE CLOUD, BRISTOL, SOMERSET, BS39 5AF

- Bath 11 miles
- Bristol 10 miles
- Bristol Airport 12 miles

Porch • Reception hall • Living room • Dining room • Kitchen/breakfast room • Cloakroom/W.C. • Main bedroom with en suite bathroom • Three further double bedrooms • Bathroom

Driveway parking area • Double garage/workshop • Front and rear gardens • Large paddock at rear of approximately 2 acres

DESCRIPTION

This is a very desirable modern detached house, in need of updating and offering spacious and light accommodation across two floors. The porch opens into a large and welcoming reception hall. Doors either side of the hall give access to both the kitchen/breakfast room and the living room, both spanning the depth of the house and opening into the garden. Between the two is a central dining room. These rooms have potential to be opened up into one, or to be extended to the rear.

The first floor has four large double bedrooms, the principal bedroom having an en suite bathroom and there is a further separate bathroom.

Externally, a tarmac front drive leads past the front garden area to a double garage at the side of the house with electric doors and a workshop to the rear. A side access leads through to the large manicured south facing rear garden with specimen trees and shrub borders. A gate at the bottom of the garden leads directly into a large field with a direct footpath giving access to excellent walks on your doorstep. The field is approximately 2 acres.

A MODERN DETACHED FOUR BEDROOM HOUSE IN NEED OF UPDATING, WITH A BEAUTIFUL SOUTH FACING GARDEN WITH LOVELY RURAL VIEWS OPENING ONTO A LARGE PADDOCK OF APPROXIMATELY 2 ACRES





SITUATION

The property is located on the edge of Temple Cloud offering a semi rural lifestyle having country walks on your doorstep whilst benefiting from excellent and abundant local amenities and good transport connections to the nearby cities of Bristol, Bath and Wells.

The regional centre of Bristol is only 10 miles to the North, the heritage city of Bath is 11 miles east and the Cathedral city of Wells 10 miles south. All accessible by public transport.

Within walking distance of the property is the village pub, local cafe and art space, doctor's surgery, garage with convenience store, playground with a cycle track and local primary school. Neighbouring villages provide a range of country pubs, farm shops and leisure amenities, and a good range of private and state schools are within easy reach.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: South Gloucestershire Council.

Council Tax: Band F

EPC: Band E

Viewings: Strictly by appointment with Carter Jonas.





Cameley Road, Temple Cloud, Bristol, BS39

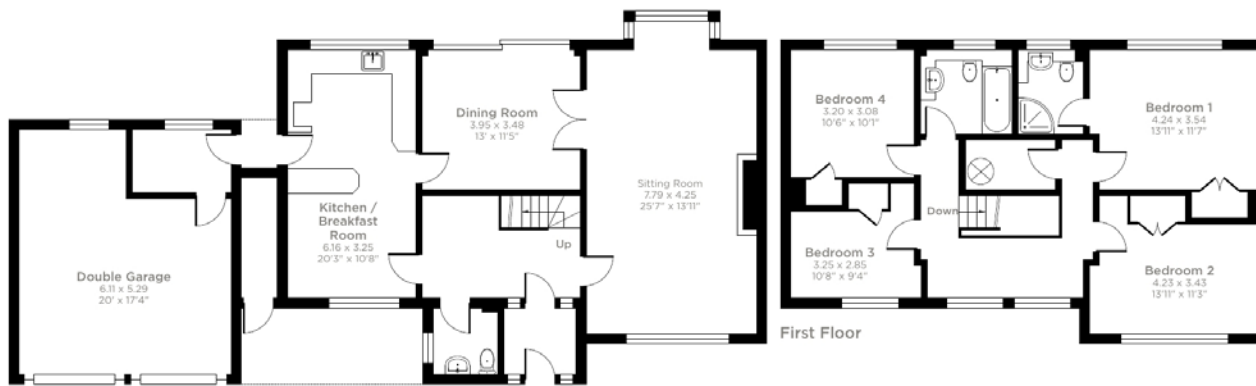
Approximate Area = 1728 sq ft / 160.6 sq m

Garage = 347 sq ft / 32.2 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 2104 sq ft / 195.4 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Carter Jonas. REF: 1350967



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