



Easter Compton | Guide Price £815,000

leese & nagle 



# Briery Brake

Hollywood Lane, Easter Compton  
BS35 5RT

- Stunning Single Storey Property
- Substantial at nearly 2,000 Sq. Ft.
- 4 Bedrooms, 3 Receptions
- Set in circa. 1/2 Acre Grounds
- Prestigious Gated Entrance
- Great for Commuter & City Access

Briery Brake is a fabulous and spacious single storey family home of nearly 2000 square feet, that is beautifully tucked away in this charming hamlet, amongst a good number of prestigious neighbouring properties. It is part of the Easter Compton village, but in a dead-end lane, so a most peaceful and tranquil setting. Although it has the charm of a village setting, it is yet extraordinarily convenient for accessing the city of Bristol. It is only a 5-minute drive of the major Cribbs Causeway roundabout where you can access the M5 or the A4018 which leads through Westbury on Trym and then continuing to the city centre.

The property is approached off Hollywood Lane, via its own secure electrically operated remote controlled gates with the prestige of its own winding driveway up to the property. It is prominently set in circa. half of an acre of grounds, which would be ideal for those that love to entertain or simply enjoy gardening with different areas around it to enjoy. The accommodation is very nicely presented throughout and approached from the side into a very spacious c.27' x 18' entrance hallway with additional space to the right side, with impressive high-pitched ceiling, double doors at the back opening onto garden and a large storage room. To the left far side is a large circa. 20' x 13' sitting room with recessed wood burning stove and to the near side a circa. 13' x 10' dining room/office.







To the higher right side is first a kitchen/breakfast room with extensive wall and base units and then a huge family room circa. 19' x 14' Family room. This family room doubles up as a snooker room as you will see in one of the pictures.

To the lower right-side via a corridor to the north wing are the four bedrooms, three double and one single, where the master bedroom has an ensuite bathroom with a contemporary style suite and fitted timber effect units and fully tiled and then a family bathroom with three-piece suite and partly tiled walls. We should say that the property, although superb as it is, still lends itself to further huge potential, including extending potentially up and out, all subject of course to acquiring consents and planning permissions.

The grounds are magnificent, surrounding the property and as mentioned adding up to half an acre, predominantly lawned areas, has extensive shrubs throughout, established hedgerows, many mature trees and boundary fencing. To the rear is a large patio with box hedging to one side, ideal for entertaining and al fresco dining when the opportunity allows. This really is a substantial property that within its price banding, offering a significant amount and will be suitable to both upsizer's and significant downsizer's. Properties like this in such a convenient position are rare and so we recommend a viewing at the first opportunity.



#### Directions

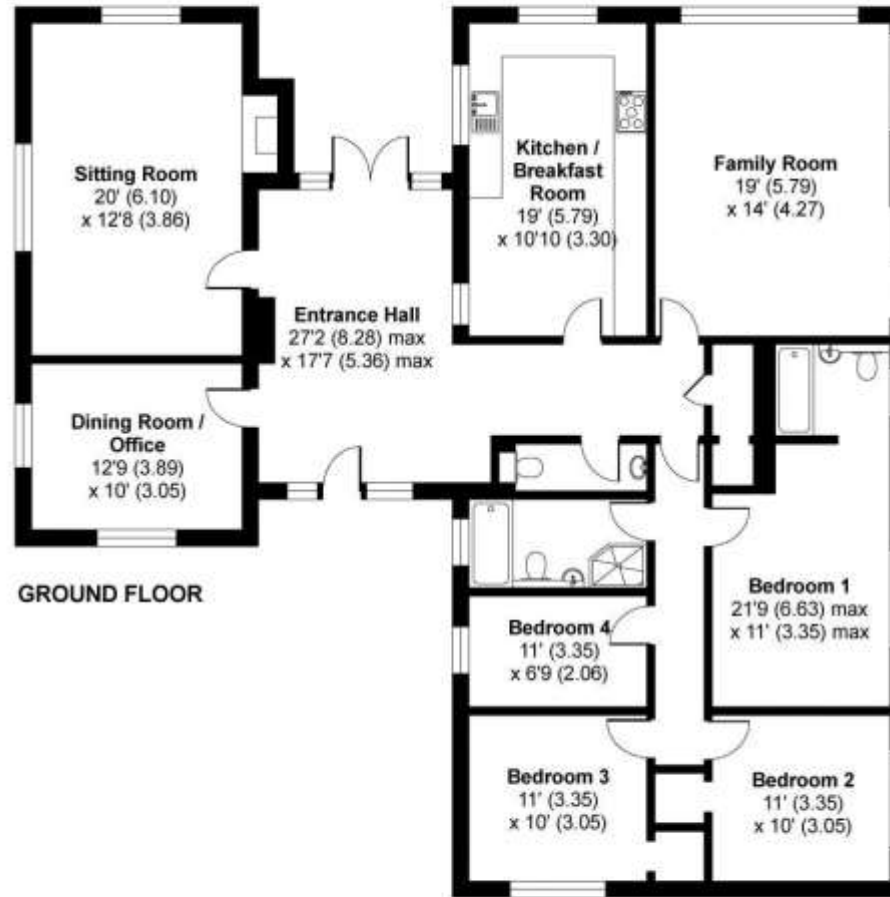
Heading north-west on the A4018 with Mollie's Motel and Diner and Miller and Carter on your left go to the traffic lights and take the second exit onto the B4055 and continue down this road towards Easter Compton. You will pass Over Lane off to the right and then you need to take the next turning left is Bow Street Lane. Proceed along this lane and where you come to a sharp right bend to the right and Hollywood Lane is immediately to the left where just a little way the entrance to Briery Brake will be found on the right hand.



# Hollywood Lane, Easter Compton, Bristol, BS35

Approximate Area = 1974 sq ft / 183.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Leese & Nagle. REF: 989858



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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