



Helios House
Brockley Lane, Brockley, Bristol, BS48 4AH

Robin King | Estate Agents

HELIOS HOUSE, BROCKLEY LANE, BROCKLEY, BRISTOL, BS48 4AH

A stunning detached passive low-carbon house with outstanding eco-credentials, 3 double en-suite bedrooms, superb living accommodation, spacious roof terrace, extensive parking and wonderful gardens and grounds in a desirable location convenient for access to Bristol and beyond

APPROX 2,909 SQ FT FLEXIBLE, LIGHT & AIRY ACCOMMODATION, DOUBLE HEIGHT TO ONE SIDE • BRAND NEW BESPOKE SHAKER WORKSHOP LTD KITCHEN WITH INTEGRATED NEFF APPLIANCES • GROUND FLOOR DOUBLE BEDROOM WITH EN-SUITE • AIR SOURCE HEAT PUMP • FULLY INTEGRATED IN-ROOF 12KW PV SOLAR PANELS • MECHANICAL VENTILATION HEAT RECOVERY SYSTEM • ELECTRIC VEHICLE & CAMPER VAN/CARAVAN CHARGING POINTS • EXTENSIVE FACILITIES & SERVICES WITHIN 1.8 MILES AT BACKWELL, 3.4 MILES AT NAILSEA • NAILSEA AND BACKWELL RAILWAY STATION WITHIN 3.4 MILES – BRISTOL 9 MINS/PADDINGTON FROM 119 MINS • M5 JCT 20 WITHIN 5.6 MILES • BRISTOL AIRPORT 4.6 MILES • BRISTOL CITY CENTRE 9.9 MILES (ALL APPROX)

Helios House is a “Grand Designs” style eco-house with very flexible accommodation, in an attractive setting with ample parking.

Situated in a desirable location off Brockley Lane, the property is characterised by external cedar cladding, a double height ceiling to the living area, a stylish bespoke kitchen, luxurious en-suite double bedroom accommodation plus a large roof terrace with superb views over surrounding countryside. Modern technology including an air source heat pump, in-roof solar panel array and a mechanical ventilation heat recovery (MVHR) system plus triple glazed ecoHaus aluminium and timber framed doors and windows, create impressive energy efficiency, more important now than ever before.

Helios House sits towards the centre of a generous plot, with wooden-gated gravelled parking including electric car charging points. Upon entry one is immediately struck by the double height ceiling to the left hand side, creating superb light and airy living space.

Attractive grey porcelain tiles (with underfloor heating) across the entire ground floor provide a great sense of flow to the accommodation, which is





painted white throughout, further maximising the sense of space and light. Exposed wooden beams, window and door frames create a sense of Scandinavian style and functionality.

The spacious living area has a wonderful sense of the outside being inside, with large triple glazed bi-fold doors opening onto a decked area with a dining terrace and gravelled Mediterranean garden beyond.

The brand new Shaker Workshop Ltd kitchen is immediately accessible from the living area, or can be separated from it by closing 2 large sliding doors. The kitchen features a good range of wall and base units with quartz work surfaces and high quality integrated NEFF appliances including a dishwasher, oven and a microwave, with space and plumbing for a large American-style fridge/freezer. A large island, incorporating a NEFF Schott ceramic hob and worktop extractor, with seating to one side creates a central focus and provides extensive storage.

The adjacent dining area is a good size and, like the kitchen, is bathed in light through a wide triple glazed sliding door to a decked area, with access to the garden and paddock beyond, plus nearby external wooden stairs leading to the roof terrace.

Beyond the kitchen is a spacious dual aspect double bedroom suite with a large recessed double wardrobe and stylish en-suite. With large glazed doors to either end, plus 4 large windows to the side wall, the space is currently arranged as a double bedroom/office to work from home, however could perhaps be used as a bed/sitting room for a dependent relative.

Also to the ground floor is a stylish cloakroom, a very large laundry/boot room and the plant room. This houses all the technology relating to the mechanical ventilation heat recovery system (MVHR), air source heat pump (ASHP), and solar panel array. Energy generated from the solar array is exported to the grid for which payment is received. The ASHP serves the underfloor heating and the MVHR incorporates an air filtration system – useful for allergy sufferers.



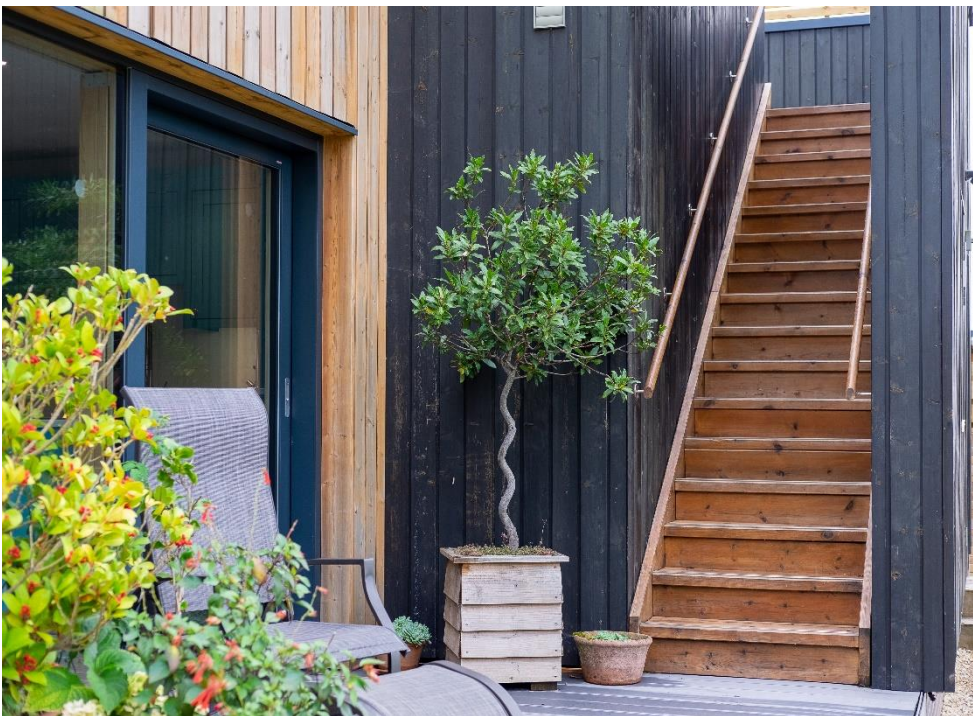


A beautiful birch and oak staircase rises through the middle of the house, drawing the eyes upward and leading to the stylish upstairs bedroom accommodation. There are two double bedrooms, one with a generous en-suite shower room and the principal double bedroom with large fitted wardrobe and contemporary en-suite bathroom with a free-standing bath and large separate shower enclosure.

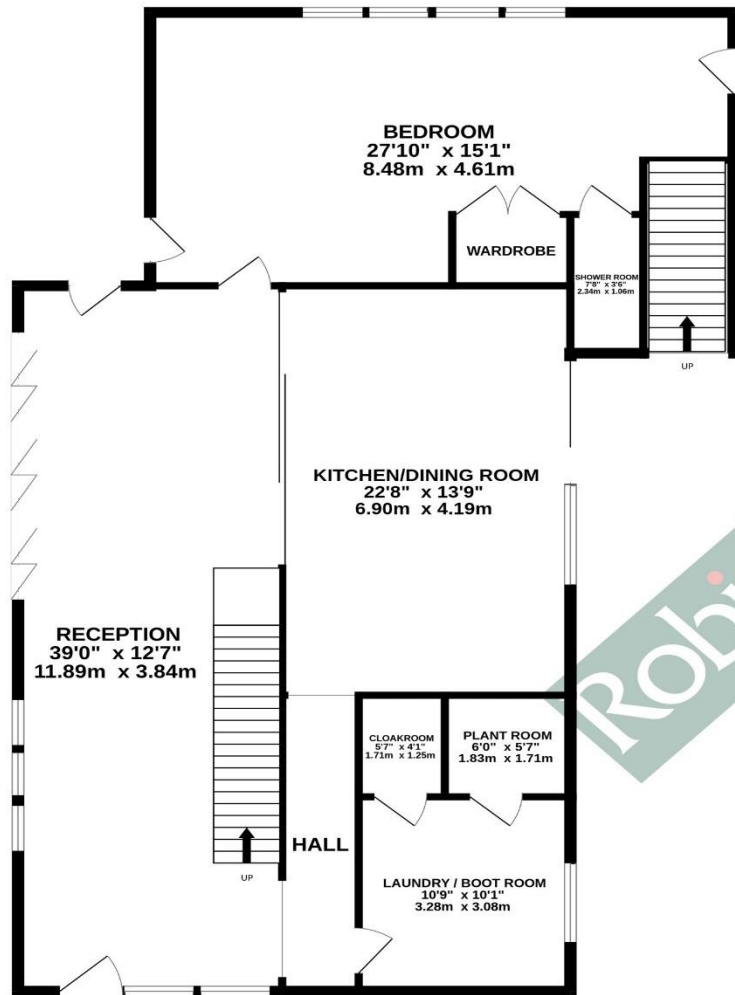
A glazed door to the end of the landing opens onto the generous roof terrace with far reaching views across to Tynesfield and the Tickenham Ridge. This sheltered space provides a wonderful area to sit and relax or for outdoor entertaining, with external wooden stairs descending to the decked area near the kitchen.

Outside – the grounds have been professionally landscaped, including a seasonal planting scheme with the paddock seeded with meadow seed and a tough grass mix to the grassed areas. There is further scope for the keen gardener in addition to the established gravelled Mediterranean garden planted with drought-tolerant plants. Substantial fencing has been erected, adding shelter and privacy to the garden, which is dog and child-friendly, and there is a useful large shed.

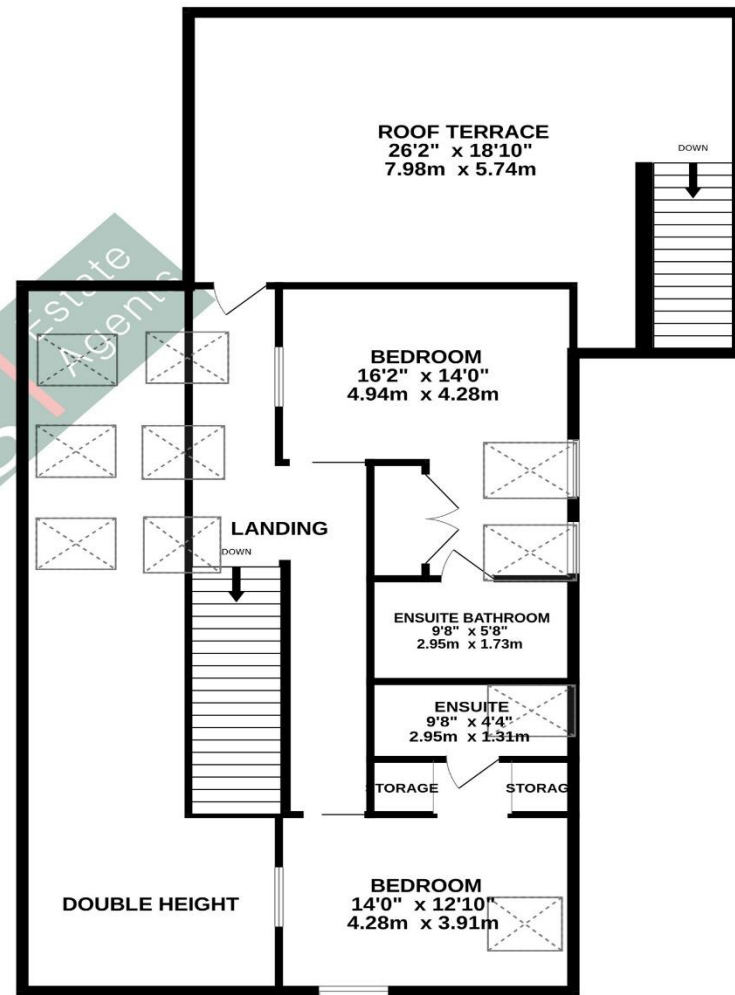




GROUND FLOOR
1476 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
1433 sq.ft. (133.1 sq.m.) approx.



TOTAL FLOOR AREA : 2909 sq.ft. (270.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

LOCATION – Brockley is conveniently situated for access to Backwell and Nailsea, both with excellent facilities including schools, leisure facilities, shops and businesses. The mainline Nailsea & Backwell railway station is within 3.4 miles for regular services to Bristol and beyond – Temple Meads from 9 mins, Paddington from 119 mins. Bristol Airport is within 4.6 miles and central Bristol within 10 miles along the A370.

DIRECTIONS – From our office take the A370 Bristol Road, through Cleeve, and turn left at the Brockley Combe traffic lights onto Brockley Lane. Continue for approx. 0.6miles, past the left turning to Brockley Way and the right turning to Chelvey Lane, and the property is on the left hand side.

SERVICES – Air source heat pump/mechanical ventilation heat recovery system (MVHR)/air filtration system, fully integrated in-roof 12kW PV solar panels, electric vehicle and camper van/caravan charging points, mains electricity and drainage. **EPC RATING - A**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 **COUNCIL TAX BAND** – F £2,913.12



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