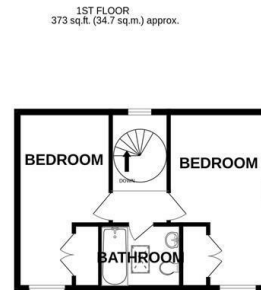
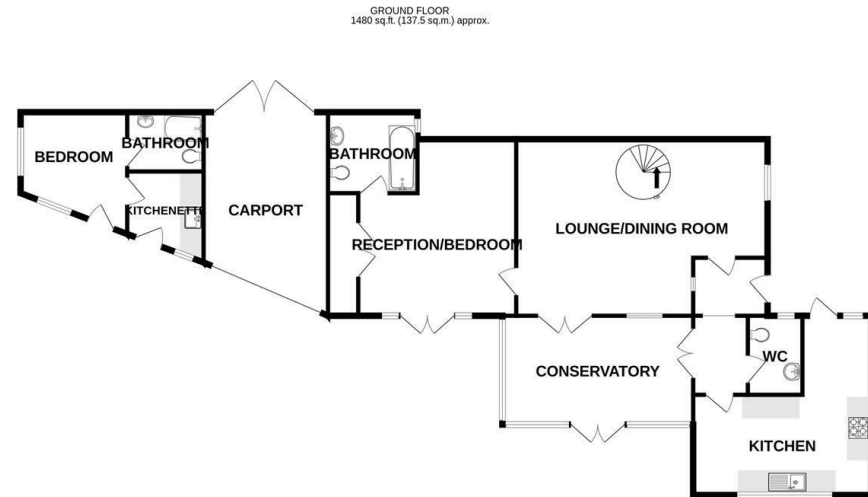


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1853 sq.ft. (172.2 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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Upton Coach House Wick Lane, Upton Cheyney, Bristol, BS30 6NQ



Guide Price £750,000

An exquisite Grade II listed coach house located in the heart of a highly sought after village.

- Village location
- Grade II Listed
- Detached
- Lounge/Dining room
- Conservatory
- Kitchen
- Four bedrooms
- Three bathrooms
- Walled gardens
- Marketed with no onward chain

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Upton Coach House Wick Lane, Upton Cheyney, Bristol, BS30 6NQ

A rare opportunity to acquire the unique Grade II Listed former coach house that is nestled within the picturesque village of Upton Cheyney. Located in the heart of a conservation area this superior home boasts a wealth of character and features throughout and offers the new owner the opportunity to enhance and modernise to their individual taste.

Internally the property enjoys versatile accommodation that comprises of a traditional lounge/dining room, feature woodburning stove and spiral staircase that leads to the first floor. From this room a delightful conservatory that overlooks the rear garden is found in addition to a ground floor bedroom or further Reception room. This room has the additional benefit of direct access to the rear garden and a three piece bathroom/en suite. The ground floor is completed by an 'L' shaped kitchen with ceiling heights in places reaching 3.6m (11'9") and a useful WC. To the first floor two bedrooms are found both of which enjoy far reaching views across the garden and neighbouring open countryside and one of which there is a charming former dove cot feature wall. The first floor additionally benefits from a family bathroom. In addition to the main household the property benefits from a guest annexe ideal for visiting relatives or to run a business from and consists of a studio bedroom, a bathroom and kitchenette that requires modernisation in places.

Externally the property enjoys an extremely private existence with none of the living accommodation or gardens viewable from the road, pedestrian access is through a pretty flagstone courtyard that leads to the front door or double gated access onto a vaulted car port which leads to the rear garden. The charming rear garden is a true delight and offers two handsome exposed stone walled boundaries in addition to a third fenced boundary. This is neatly complimented by a generous lawn, a selection of mature trees, shrubs and pretty flowerbeds in addition to a patio

The charming rear garden is a true delight and offers two handsome exposed stone walled boundaries in addition to a third fenced boundary. This is neatly complimented by a generous lawn, a selection of mature trees, shrubs and pretty flowerbeds in addition to a patio ideal for entertaining and further stone chipping seating area or further parking space.

The captivating village of Upton Cheyney offers the perfect blend of rural charm with scenic walking trails and a village pub on the doorstep while remaining in reach of the Cities of Bath, Bristol and the nearby market town of Keynsham with direct railway access to London Paddington.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.6m x 2.3m (11'9" x 7'6")

Exposed stone mullions, wood lintel and ceiling timbers, radiator, flagstone flooring, doors leading to rooms.

LOUNGE/DINING ROOM 6.8m x 4.8m (22'3" x 15'8")

to maximum points. Dual aspect double glazed windows to rear and side aspects, double glazed French doors to rear aspect leading to conservatory, original ceiling timbers, stone mullion and wood lintel, exposed floorboards, stone fireplace with inset woodburning stove, radiators, power points, door leading to bedroom three/family room, spiral staircase passing feature lead inset window to first floor landing.

BEDROOM THREE/FAMILY ROOM 5.3m x 4m narrowing to 3.2m (17'4" x 13'1" narrowing to 10'5")

Dual double glazed windows to rear aspect overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden, walk in wardrobe, radiator, power points, door leading to bathroom.

BATHROOM 2.5m x 1.9m (8'2" x 6'2")

Double glazed window to side aspect, matching four piece suite comprising pedestal wash hand basin, low level WC, bidet and panelled bath with mixer tap and shower attachment over, radiator, extractor fan, tiled splashbacks to all wet areas.

CONSERVATORY 5.1m x 3.1m (16'8" x 10'2")

Benefitting from timber double glazed windows to rear and side aspects and double glazed French doors to rear aspect leading to rear garden, exposed stone walls, radiator, power points.

KITCHEN 4.4m x 3.6m (14'5" x 11'9")

to maximum points. An 'L' shaped kitchen with (wooden double glazed window to rear aspect overlooking rear garden). Ceiling heights in places reaching 3.6m (11'9"), stable door with inset window to front aspect, secondary window to front aspect, range of wall and base units with work surfaces over, inset Belfast sink with mixer tap over, four ring gas hob with extractor fan over, wall mounted oil boiler, power points.

WC 1.5m x 1.4m (4'11" x 4'7")

Window to front aspect, matching two piece suite comprising wash hand basin with mixer tap over and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 1.4m x 0.9m (4'7" x 2'11")

Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 4.9m x 2.8m narrowing to 2.4m (16'0" x 9'2" narrowing to 7'10")

Wooden double glazed window to rear aspect overlooking rear garden, ceiling heights in places reaching 4.4m (14'5"), secondary window to side aspect, exposed ceiling timbers and feature dove cot wall, radiator, power points, built in double wardrobe.

BEDROOM TWO 5m x 2.5m narrowing to 2.2m (16'4" x 8'2" narrowing to 7'2")

Ceiling heights in places reaching 4.4m (14'5"). Double glazed window to rear aspect overlooking rear garden, exposed ceiling timbers, radiator, power points, built in double wardrobe.

BATHROOM 2.2m x 1.8m (7'2" x 5'10")

Double glazed velux style window to roofline, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas

GUEST ANNEXE STUDIO 3.2m x 2.9m restricted head height in places (10'5" x 9'6" restricted head height in places)

Wooden double glazed windows to rear and side aspects, radiator, power points, door leading to bathroom, door leading to kitchenette.

KITCHENETTE 2.4m x 2m (7'10" x 6'6")

Wooden double glazed window to rear aspect, roll top work surface with inset sink and mixer tap over, space and plumbing for washing machine, wall mounted hot water boiler that requires replacement, radiator.

BATHROOM 2m x 1.6m (6'6" x 5'2")

Matching three piece suite comprising wash hand basin, three quarter length panelled bath with mixer tap over and low level WC that requires replacement, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

ENTRANCE

Pedestrian entrance to a flagstone courtyard, walled boundaries, path leading to front door.

CAR PORT

Accessed via double gates that lead to a covered car port and onto the rear garden.

REAR GARDEN

A delightful walled rear garden that is mainly laid to lawn and benefits from exposed stone wall and fenced boundaries. A selection of mature trees, shrubs and pretty flowerbeds, a generous lawn, stone chipping seating area, patio, timber shed.

TENURE

This property is freehold

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. The property is Grade II Listed and located in a conservation area. A rear garden boundary is currently fenced, although to satisfy Listed Building Consents this will need to be replaced with a stone wall by a new owner. The property has benefits from mains electricity, drainage and sewerage and LPG gas.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

