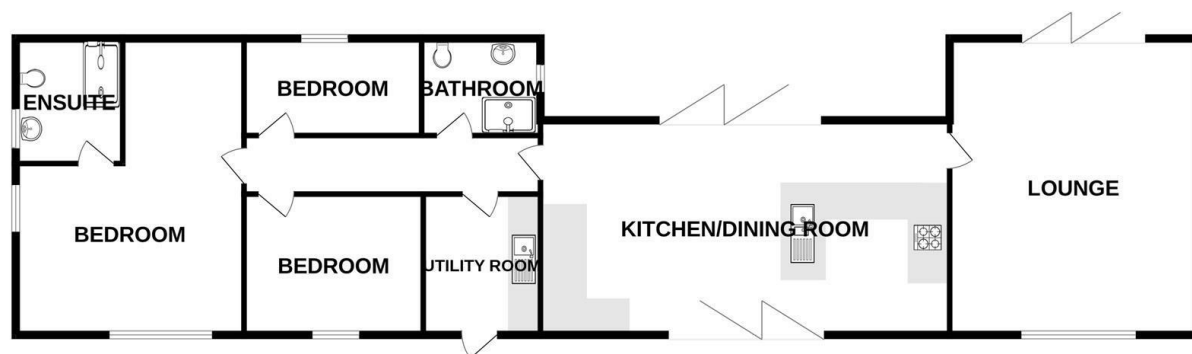


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1575 sq.ft. (146.4 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.4 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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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Cleeve Stables The Cleeves, Court Farm Road, Longwell Green,  
BS30 9AW



Price Guide £1,250,000

A unique opportunity to purchase an outstanding single storey stable conversion set on a level plot within circa 10 acres of paddocks in the Green Belt.

- Circa 1550 sqft of high specification accommodation
- In a location backing onto woodlands with far reaching views and unappreciated unless viewed
- Living room with media wall
- Superb kitchen/dining room with vaulted ceiling
- Three bedrooms
- Main bedroom with en suite shower room & walk in wardrobe
- Family shower room
- Attached garage
- Air source heat pump & underfloor heating
- Ideal for those with equestrian interests



# Cleeve Stables The Cleeves, Court Farm Road, Longwell Green, BS30 9AW

Cleeve Stables is an outstanding contemporary single storey property converted from stables in 2024 by the current owners that stands in circa 10 acres of level paddocks within a ring fence in open countryside with far reaching views. The accommodation created is breathtaking with high attention to detail and a superb level of specification which is immediately apparent on entering the property.

The property has a air source heat pump and under floor heating, the main accommodation comprises an air conditioned living room with media wall and bi-fold doors leading to porcelain patio terrace, a kitchen/dining room with vaulted ceiling with excellent fitted units and high quality appliances and a separate utility room. The bedrooms are set off an inner hallway, the main bedroom has a walk in wardrobe and en suite shower room, the remaining bedrooms are served by a family shower room.

On the outside there is an attached garage and abundant parking and grounds which would be a haven for any equestrian enthusiast or simply to provide a pastoral Green Belt setting for the property for those who appreciate peace and tranquillity.

Key to the location is the feeling of open countryside combined with convenience. Court Farm Road is one of the most sought after locations on the eastern side of Bristol. The centre of Longwell Green is approximately half a mile away and has a Tesco convenience store with post office, supermarket, various takeaways, public house, village hall and primary school. Gallagher Retail Park some 1.5 miles away has a good range of outlets including Marks and Spencer, Boots, B&Q and Asda Superstore as well as being adjacent to the Bristol Ring Road and Aspects Leisure Park and Cinema.

Keynsham Railway Station is 2 miles away with the Town itself providing a good range of amenities while the City of Bristol which offers facilities on a regional scale is some 5.5 miles away The UNESCO World Heritage City of Bath is 8 miles to the east.

In all an exceptional opportunity and early viewing is highly recommended.

In fuller detail the accommodation comprises (all measurements are approximate):

The property has a mix of aluminium framed and uPVC framed double glazed windows together with feature internal solid and glazed doors all providing an exceptional contemporary finish.

## LIVING ROOM 6.30m x 5.24m (20'8" x 17'2")

Media wall with inset electric fire, ceiling mounted downlighters, double glazed picture window to front aspect and four panel solar protected bi-fold doors with inset blinds opening onto the rear south facing patio terrace. Air conditioning.

## KITCHEN/DINING ROOM 8.86m x 4.63m (29'0" x 15'2")

Vaulted ceiling, polished resin floor, air conditioning, downlighters and spot lighting. Furnished with an excellent range of handle-less wall and floor units in garnet with contrasting grey and black HI-MACS work surfaces, inset Franke sink with mixer tap and hot water tap, integrated Neff dishwasher, induction hob with extractor, twin eye level double ovens, microwave and integrated refrigerator. Cupboard with hot water cylinder and therma boiler, pull out larder unit. Three panel double glazed bi-fold doors, vent window and conventional door to the front of the property and five panel solar protected double glazed bi-fold doors with inset blinds leading to a part covered paved terrace at the rear.

## INNER HALLWAY

Polished resin floor, access to roof space.

## UTILITY ROOM 2.89m x 2.55m (9'5" x 8'4")

Composite door to outside and double glazed window, polished resin floor, fitted handle-less units with contrasting work surfaces with inset stainless steel single drainer sink unit with mixer tap. Appliance space.

## BEDROOM 6.34m x 5.12m (20'9" x 16'9")

Double glazed fixed window to front aspect and double glazed window to the side. Ceiling mounted downlighters, air conditioning, dressing area with fitted hanging rails (included in measurements).

## EN SUITE SHOWER ROOM (Included in measurements)

Polished resin floor, double obscure glazed window. High specification suite in white with black fittings comprising wall hung wc, wash basin with mixer tap and storage drawer beneath. Heated illuminated mirror, ceiling mounted downlighters, wet room style shower with rain head and hand held thermostatic shower fittings and glass screen.

## BEDROOM 3.81m x 2.94m (12'5" x 9'7")

Double glazed window to front aspect, ceiling mounted downlighters.

## BEDROOM 3.84m x 2.08m (12'7" x 6'9")

Double glazed window to rear aspect, ceiling mounted downlighters.

## SHOWER ROOM

Double obscure glazed window to side aspect, ceiling mounted downlighters. White suite with chrome finished fittings comprising wall hung wc and wall hung wash basin with mixer tap and storage drawers beneath, vanity cupboard, shower enclosure with thermostatic shower head incorporating rain head and hand held shower fittings.

## OUTSIDE

The property is approached from Court Farm Road by a driveway, the early part of which is shared with three other properties leading to double electric gates bearing the name of the property, beyond which it opens onto an extensive gravelled driveway providing abundant parking and leading to the

## ATTACHED GARAGE 6.70m x 4.35m (21'11" x 14'3")

Up and over entrance door, power, light and water connected.

## GROUNDS

The property stands in a superb level plot of circa 10 acres which is in the Green Belt. There are three main enclosures one to the front and rear of the property together with two railed paddocks all within a ring fence. The southern boundary adjoins a copse with a public footpath (which is fenced) sufficiently far from the property so not to cause inconvenience. The footpath offers a riverside walk along the River Avon to the The Chequers Inn in one direction and the Lock Keeper pub at Keynsham in the other.

To the rear of the property there is a large paved Porcelain terrace which is partly covered providing an ideal outdoor entertaining area and enjoying superb far reaching views towards Dundry and Kelston Roundhill. There is a temporary lean to tractor shed attached to the rear of the property.

## ADDITIONAL INFORMATION

The property is within Green Belt.

The curtilage of the property includes a public footpath to the south. This is fenced to preserve privacy.

An uplift clause is in place that covers any future development, further details available on request.

The property has a air source heat pump and underfloor heating. It has mains water, electricity and drainage. There is no gas connected.

## PLANNING

Planning consent was granted on 2nd February 2024 under Ref P23/02587/HH by South Gloucestershire Council for the erection of a single storey rear extension to form additional living accommodation. The consent is available to view on the council website but briefly provides an extension at the rear of the property beyond the bedroom wing to significantly enlarge the third bedroom with en suite and the family bathroom. The consent was granted subject to conditions. Further details are available on request.

## TENURE

Freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## AGENT NOTE

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](http://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.

