
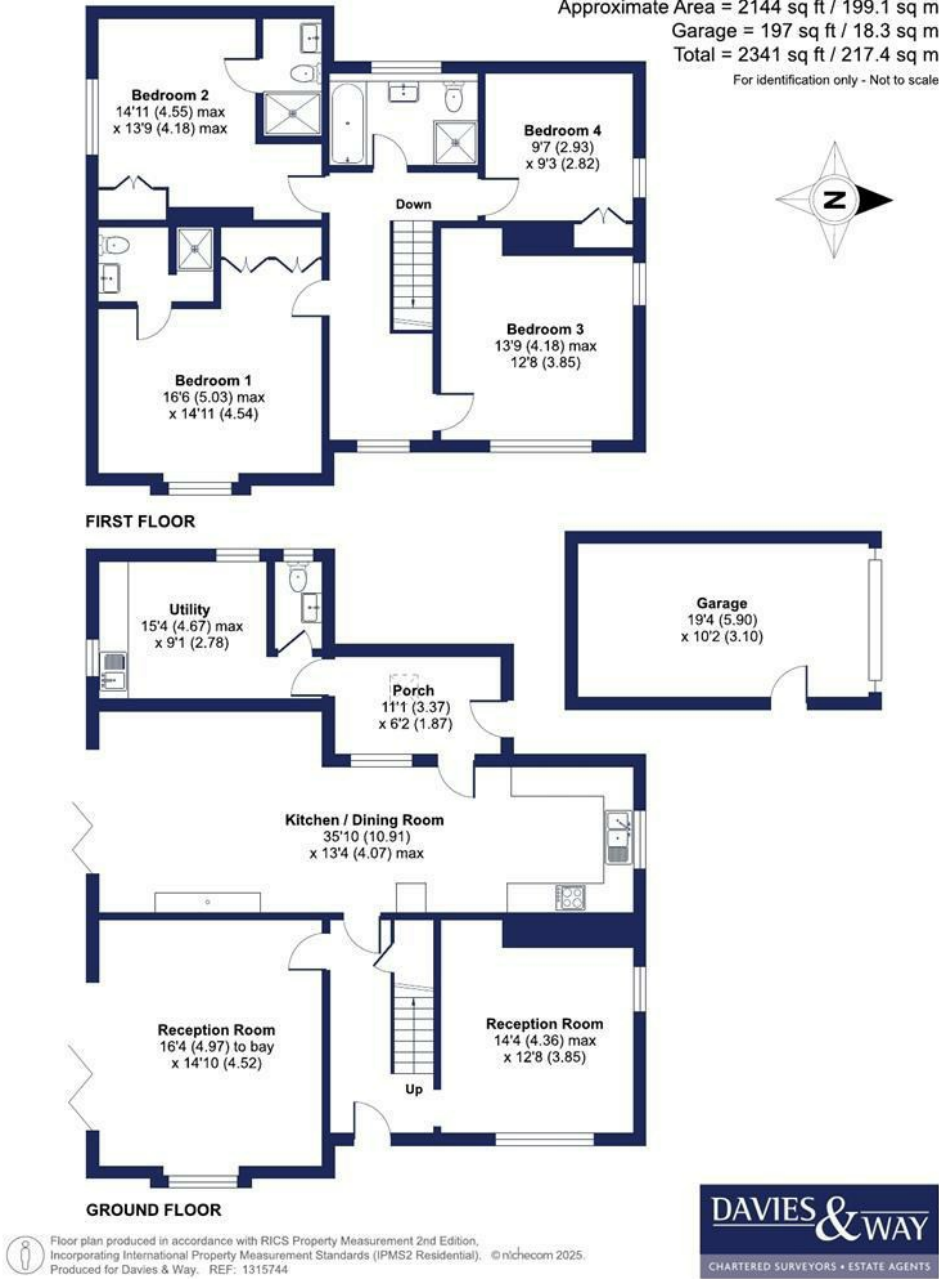


1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

California Road, Bristol, BS30

Approximate Area = 2144 sq ft / 199.1 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 2341 sq ft / 217.4 sq m  
For identification only - Not to scale



California Farm California Road, Longwell Green, Bristol, BS30 9XJ



Guide Price £775,000

A beautifully presented four bedroom detached home boasting a generous rear garden, well suited to families.

- Detached
- Two reception rooms
- Kitchen/diner
- Utility room
- Cloakroom
- Four bedrooms
- Two ensuites
- Family bathroom
- Generous garden
- Garage

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# California Farm California Road, Longwell Green, Bristol, BS30 9XJ

Nestled within a private development near the amenities of Longwell Green, this beautifully converted farmhouse showcases original features, blending character with modern living and features a large patio leading to a generous rear garden.

Upon entering, a spacious porch leads to the heart of the home, a stunning full length kitchen and dining area, thoughtfully designed with integrated appliances, quartz worktops, and bi-folding doors opening onto a generous patio ideal for alfresco dining. An inner hallway adorned with original Victorian tiled flooring leads to two bright and airy reception rooms. Completing the ground floor is a practical, large utility room and a WC. Upstairs, a spacious landing provides access to four well proportioned bedrooms. Two of these benefit from contemporary en-suite shower rooms, while a luxurious four-piece family bathroom serves the remaining rooms.

Additional benefits include a garage and driveway parking at the front of the property. The rear garden is primarily laid to level lawn, bordered by mature evergreen shrubbery, with a designated patio area ideal for al fresco dining.

Works are currently being carried out for a new roof, facia and guttering, due to be completed early 2026.

### INTERIOR

#### GROUND FLOOR

##### PORCH 3.3m x 1.8m (10'9" x 5'10" )

Wooden stable door into property, velux window in ceiling, double glazed window to kitchen/diner and doors to kitchen/diner and utility room. Wall panelling, spotlights and a Victorian style radiator.

##### RECEPTION ONE 4.9m x 4.5m (16'0" x 14'9" )

Double glazed window and bi-folding doors to rear garden, Victorian style radiators and power points.

##### RECEPTION TWO 4.1m x 3.8m (13'5" x 12'5" )

Double glazed window overlooking garden, original feature fireplace, Victorian style radiators and power points.

##### KITCHEN/DINER 10m x 4m (32'9" x 13'1" )

to maximum points. Double glazed window to front aspect, bi-folding doors onto a large patio and a door to hallway. Matching wall and base units with Quartz work surfaces over, integrated appliances including dishwasher, two ovens, microwave and a five ring gas hob with extractor hood over. Spaces for fridge/freezer and a slimline wine cooler. One and a quarter basin with a mixer tap over, tiled splashbacks and spotlights lighting in kitchen area. Chimney breast with wooden beam, Victorian style radiators and power points.

##### UTILITY ROOM 4.6m x 2.7m (15'1" x 8'10" )

to maximum points. Double glazed window to rear aspect and door to WC. Fitted base units with Quartz work surfaces over and space and plumbing for washing machine and tumble dryer. Basin with mixer tap over, tiled splashbacks to area, Victoria style radiator and power points.

##### WC 1.6m x 0.9m (5'2" x 2'11" )

Double glazed obscured window to side aspect, wash hand basin with mixer tap over and tiled splashbacks to area, low level WC.

##### HALLWAY 4.4m x 2.1m (14'5" x 6'10" )

Single glazed original front door to rear garden, doors to reception rooms and a staircase to first floor with storage cupboard below. Original Victorian tile flooring, Victorian style radiator and power points.

#### FIRST FLOOR

##### LANDING

Double glazed window overlooking rear garden, doors to all first floor rooms and access to loft via a hatch. Victorian style radiator and power points.

##### BEDROOM ONE 4.5m x 4.4m (excluding wardrobes) (14'9" x 14'5" (excluding wardrobes))

Double glazed windows to dual aspects and door to ensuite. Bespoke fitted wardrobes, wooden floorboards, Victorian style radiator and power points.

##### EN SUITE 2.3m x 1.5m (7'6" x 4'11" )

Walk in shower cubicle with rainfall attachment over and a glass shower panel, vanity basin unit with storage cupboard and mixer tap, low level WC. Tiled splashbacks to wet areas and flooring, extractor fan activated with lighting, Victorian style radiator and shaving power points.

##### BEDROOM TWO 4.5m x 3.8m (14'9" x 12'5" )

Double glazed window to rear aspect and door to ensuite. Fitted wardrobe, original feature fireplace, Victorian style radiator and power points.

##### EN SUITE 2.3m x 1.1m (7'6" x 3'7" )

Walk in shower cubicle with rainfall attachment over and sliding glass door, pedestal wash hand basin with mixer tap and a low level WC. Tiled splashbacks to wet areas and flooring, extractor activated with lighting, chrome heated towel rail and shaving power points.

##### BEDROOM THREE 4.1m x 3.8m (13'5" x 12'5" )

Double glazed windows to dual aspect, original feature fireplace, Victorian style radiator and power points.

##### BEDROOM FOUR 2.9m x 2.8m (9'6" x 9'2" )

Double glazed window to front aspect, built in cupboard housing boiler, wooden floorboards and original feature fireplace. Victorian style radiator and power points.

##### BATHROOM 3m x 1.8m (9'10" x 5'10" )

Double glazed obscured window, panelled bath with mixer tap over and a walk in shower cubicle with rainfall attachment over. Vanity basin unit with storage cupboard and mixer tap, low level WC, tiled walls to wet areas and tiled flooring. Extractor fan activated with spotlight lighting and a heated towel rail.

#### EXTERIOR

##### FRONT OF PROPERTY

Mainly block paved shared driveway accessed via dropped kerb, providing access to parking and garage.

##### REAR GARDEN

Mainly laid to level lawn with evergreen shrubbery and fences to boundaries. Patio area for outdoor dining, wooden pergola and timber storage shed, gated side access and access to garage.

##### GARAGE 5.9m x 3.1m (19'4" x 10'2" )

Electric up and over door, double glazed pedestrian door to garden, boarding in loft space for storage and power points.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained. There are historic restrictive covenants on the property.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom)

