



**GREYSTONES**  
**MARSHFIELD LANE**  
**UPTON CHEYNEY**  
**BRISTOL**  
**BS30 6NE**  
**£1,150,000**



**Greystones is an impeccably maintained family home nestled in the picturesque Golden Valley of South Gloucestershire, just north of Lansdown and within easy reach of the historic city of Bath. Ideally located within the charming village of Upton Cheyney, a designated Conservation Area surrounded by the serene landscapes of the Greenbelt and the Cotswold Area of Outstanding Natural Beauty, this property represents a unique opportunity for those seeking an idyllic countryside retreat with convenient access to city amenities.**

**Having been lovingly inhabited for the past 30 years, Greystones has proven itself an ideal family residence, blending tranquillity, ample living space, and exceptional connectivity. Residents can enjoy the peaceful seclusion of rural life without compromising on accessibility., with easy transport routes connecting to both Bath & Bristol.**

**Set within approximately 8 acres, the expansive grounds of Greystones comprise beautifully segmented gardens, a generous paddock, and an expansive field bordered by native woodland. To the south and east, the property borders lush woodlands managed by the Woodland Trust, while panoramic vistas of Golden Valley extend the northern boundaries.**

**Entrance to Greystones is via electric, double wooden gates, leading to a large sweeping driveway providing secure, off street parking for multiple vehicles. The driveway extends towards the property, flanked by naturalistically landscaped gardens, the perfect entrance for buyers to fully appreciate this lovely home and its immense surroundings.**

**The house itself embodies tasteful country charm, sympathetically upgraded and offering an unmistakable sense of privacy and individuality. Significantly redeveloped five years ago, the home now offers modern standards throughout, including upgraded electricity, water and oil-fuelled central heating systems, replacement of windows, alongside the addition of a single story extension and welcoming entrance porch.**









Practical facilities include a well-appointed stable block with two stalls, a tack room and yard complete with electricity and water services, ideally positioned adjacent to the paddock. Complementing this area is a substantial wooden shed that overlooks the valley, offering both functionality and picturesque views. Robust fencing and strategically placed gates blend seamlessly with the property's natural beauty.

Internally, Greystones is thoughtfully arranged, bathed in natural light with the majority of the rooms enjoying the countryside views available. The ground floor showcases three principal dual aspect reception rooms, a comfortable lounge, complete with wood burning stove, an elegant dining room, benefiting dual aspect 'French' doors leading to the raised patio area and a versatile study. A generously sized dual aspect kitchen comprises numerous fitted wall and base units and a complete set of integrated appliances. A conveniently located shower room can be found via the spacious entrance hallway, with stairs leading to the first floor and a handy under stairs storage cupboard.

Appointed to the first floor, four bedrooms, all of which are generously proportioned, including three double bedrooms and a comfortable single bedroom. Built in storage cupboards benefit two of the bedrooms, whilst dual aspect windows can be found to the three largest bedrooms. Completing the first floor is the family bathroom, comprising a three piece white suite. To the under-croft can be found a large utility/laundry room, with space and plumbing for a washing machine and tumble dryer and currently housing a 'Worcester' boiler. Spacious in size, this is the perfect, practical space of the home.

Greystones offers a rare combination of exceptional countryside living, practical modern amenities and unrivalled access to cultural and community facilities. It truly represents an ideal home for those aspiring to a spacious lifestyle enriched by natural beauty and comfort.









Undercroft  
343 sq.ft. (31.7 sq.m.) approx.

Ground Floor  
868 sq.ft. (80.6 sq.m.) approx.

1st Floor  
688 sq.ft. (63.9 sq.m.) approx.

Detached Stables  
339 sq.ft. (31.3 sq.m.) approx.



*TOTAL FLOOR AREA : 2238 sq.ft. (207.9 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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Energy performance certificate (EPC)			
Greystones Marshfield Lane Mount Pleasant BRISTOL BS30 6NE	Energy rating <b>D</b>	Valid until:	18 June 2035
		Certificate number:	5835-1926-1500-0048-1296
Property type		Semi-detached house	
Total floor area		144 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

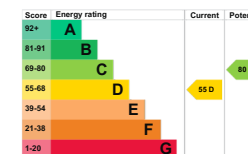
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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