



Fernhill House, Folleigh Lane, Long Ashton  
Guide Price £1,195,000

RICHARD  
HARDING







# Fernhill House, Folleigh Lane

Long Ashton, BS41 9JB

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A distinctive and most inviting 5 bedroom (2 en-suite) detached architect designed family home (circa 2,650 sq. ft.), enjoying an elevated peaceful location with wonderful views. Further benefitting from an exceptional south facing garden, off-street parking for multiple cars and a double garage.

## Key Features

- Situated off a sought-after lane in the heart of Long Ashton within striking distance of Bristol, yet with a sense of peace and tranquillity. Local shops and bus connections are nearby, as are wonderful country walks.
- Versatile accommodation with an interesting and pleasing layout including incredible sitting room, separate kitchen/dining/living room, 5 bedrooms (2 ensuite), utility room, ground floor cloakroom/wc, useful workshop and woodstore, and a gorgeous, glazed garden room with wood burning stove and beautiful views across the valley.
- Outside the property there is a landscaped driveway affording plenty of off-street parking with double garage beside, and exceptional gardens mainly laid to lawn with well-stocked planting areas, vegetable patches and much more. The gardens enjoy a sunny aspect and incredible views towards Bristol.
- Designed by the current owners (architects) and enjoyed since constructed in 1982, this much-loved bespoke home in a special location offers something unique.





## **GROUND FLOOR**

**APPROACH:** going up Follleigh Lane take the first right hand fork and after approximately 50 metres take the next right hand fork where Fernhill House will be found a short distance along on the right hand side. Landscaped brick paved driveway leads down to the right hand side of the property and allows off road parking for at least two cars. There is a double garage off to the right hand side and several steps and a pathway lead off the left hand side of the driveway to the covered entrance to the property where you will find the main front door to the house and further door to side accessing a generous wood store (11'8" x 7'5") (3.56m x 2.26m).

**ENTRANCE HALLWAY:** a welcoming central entrance hallway with inset spotlights, tiled floor and doors leading off to the sociable kitchen/dining/living space and ground floor cloakroom/wc. A half flight of stairs leads down to the lower mezzanine landing with doors off to the workshop and a generous understairs storage cupboard and radiator and further half flight of stairs ascend into the principal sitting room. Off the lower landing there are doors off to bedrooms, 3, 4, 5 and a family bathroom/wc.

**KITCHEN/DINING/LIVING AREA:** (28'5" x 13'0" max in kitchen space) (8.66m x 3.96m) a gorgeous light filled sociable kitchen/dining/living area with abundance of natural light provided by the south facing glazing with wonderful uninterrupted views across the valley over local fields towards the Dundry Hill in the distance. The kitchen area has a modern fitted kitchen comprising base and eye level cupboards and drawers with granite worktop over and inset 1½ bowl sink and drainer unit, integrated gas hob with extractor hood over, integrated eye level electric oven with combi oven over, wide wall opening with over hanging breakfast bar connecting to the dining and living area which provides ample space for seating and dining with tiled flooring and sliding doors accessing the garden room and further door which also connects through into the principal living room. Off the kitchen there is also access to a generous utility room.

**UTILITY ROOM:** (10'8" x 10'7" max) (3.25m x 3.23m) good sized practical utility space with plumbing and appliance space for washing machine, dryer and fridge/freezer. Base and eye level units with worktop and sink over, wall mounted Worcester gas central heating boiler, eye level double glazed window and part glazed door accessing the garden.

**GARDEN ROOM:** (18'5" x 7'8") (5.60m x 2.33m) a wonderful glazed south facing sun room with breathtaking south facing views and wonderful cityscape view to side. Wood burning stove, tiled floor and door accessing the paved seating area of the rear garden, perfect for outdoor entertaining.

**SITTING ROOM:** (19'6" x 18'5") (5.95m x 5.60m) breathtaking light filled sitting room with high sloping ceiling and feature glazing including a bay to side offering exceptional elevated views over the gardens and right across Bristol towards the Mendip Hills. There is a feature recessed fire with tiled hearth and central column chimney stack, contemporary radiators, folding doors accessing a half flight of stairs up to bedroom 1 and further door accessing bedroom 2.

**BEDROOM 1:** (14'8" x 12'3") (4.48m x 3.74m) a good sized principal double bedroom with south facing double glazed windows enjoying a wonderful view across the valley towards Dundry, radiator, door accessing a good sized walk through dressing room, further doors access a linen cupboard and en suite shower room/wc.

**En Suite Shower Room/wc:** shower enclosure with system fed shower, low level wc, wash hand basin set into a counter with storage beneath, built in mirror with light over, high level double glazed window and heated towel rail.

**BEDROOM 2:** (14'6" x 9'2") (4.42m x 2.78m) full height double glazed windows to side overlooking the gardens and enjoying the far reaching cityscape views over Bristol, wood flooring, contemporary upright radiator, inset spotlights and door accessing en suite shower room/wc.

**En Suite Shower Room/wc:** system fed shower, low level wc, pedestal wash basin, built in storage with inset spotlights, contemporary upright radiator, tiled floor, part tiled walls and extractor fan.

**BEDROOM 3:** (off lower mezzanine landing) (12'3" x 10'7") (3.72m x 3.22m) a double bedroom with double glazed window overlooking the gardens to the side, radiator and wood laminate flooring.

**BEDROOM 4:** (12'1" x 8'5") (3.67m x 2.56m) a small double bedroom with built in cupboards, radiator and double glazed window to side.

**BEDROOM 5/STUDY:** (9'9" x 7'3") (2.98m x 2.20m) a single bedroom or study with double glazed window overlooking the gardens and a radiator.







**FAMILY BATHROOM/WC:** a white suite with panelled bath with system fed shower over, low level wc, wash hand basin with storage drawers beneath, part tiled walls, tiled floor, high level window and a radiator.

**WORKSHOP: (19'4" x 5'8") (5.90m x 1.72m)** an incredibly useful workshop space, perfect for crafts and hobbies with a glazed door accessing the gardens.

## OUTSIDE

**OFF ROAD PARKING & GARAGE:** to the front of the house there is a block paved driveway affording off road parking for multiple cars with a double garage beside.

**DOUBLE GARAGE: (17'4" x 17'0") (5.27m x 5.18m)** up and over door, power and light.

**GARDENS:** the property enjoys extensive landscaped gardens to the rear and side of the property with large lawned section to the side enjoying exceptional views over Bristol and well as a south facing aspect. There is a large paved seating area closest to the kitchen/dining/living space, providing a perfect suntrap for outdoor seating, barbequing etc. The garden enjoys an incredible amount of privacy and is well stocked.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

### **PLEASE NOTE:**

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**







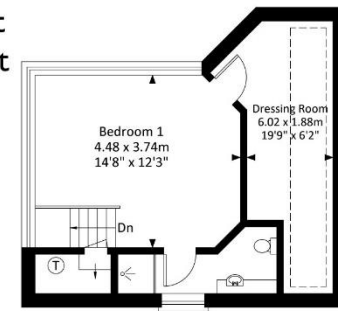




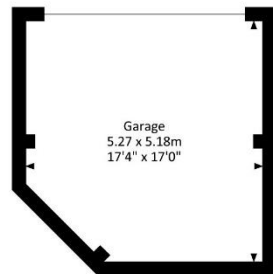
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Approximate Gross Internal Area = 202.61 sq m / 2180.87 sq ft  
(Excluding Garage, Wood Store & Workshop)

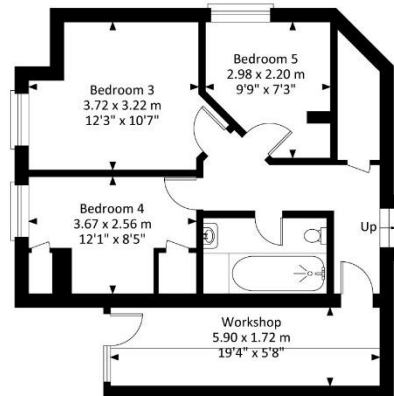
Garage Area = 25.86 sq m / 278.35 sq ft  
Wood Store Area = 7.88 sq m / 84.81 sq ft  
Workshop Area = 10.15 sq m / 109.25 sq ft  
Total Area = 246.50 sq m / 2653.28 sq ft



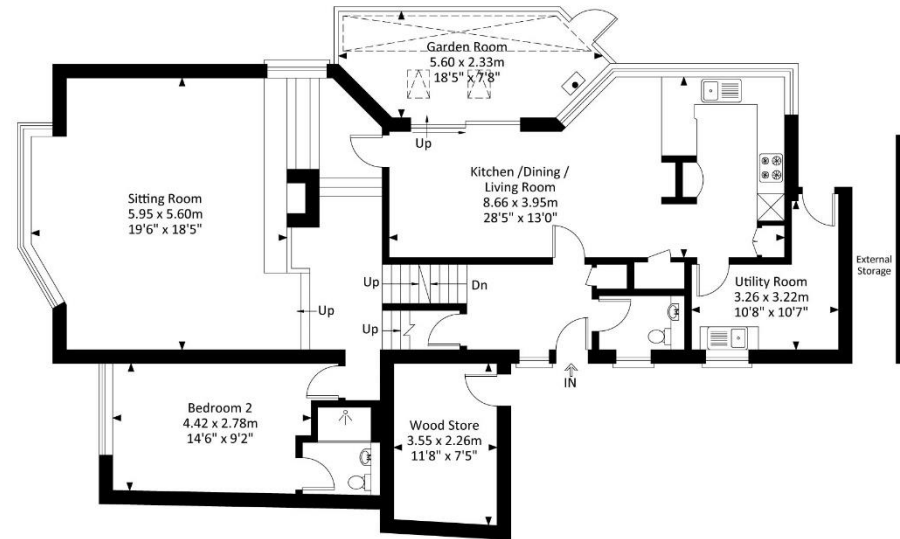
First Floor



Garage



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.