

The Old Estate Yard Cottage

Upton Cheyney



A two-bedroom cottage with drive and gardens in a sought-after village between Bath and Bristol.

Keynsham 3 miles, Bath 6 miles, Bristol 9 miles, M4 (J18) 8 miles
(All distances are approximate).



Summary of accommodation

Main House

Ground Floor: Entrance porch/hall | Kitchen/dining room | Living room | Two bedrooms | Bathroom

Garden and Grounds

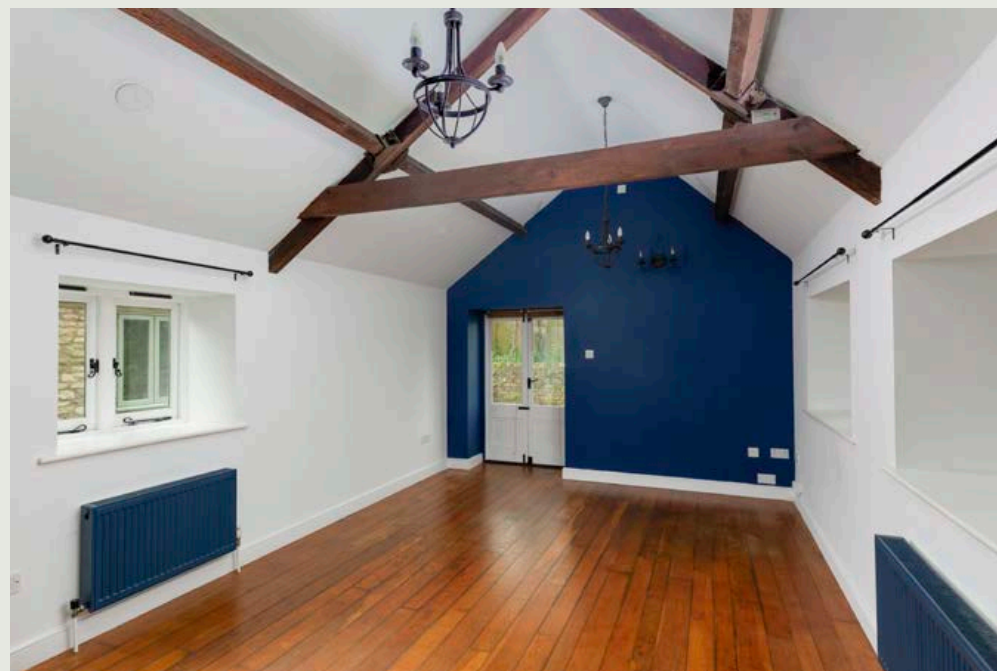
Driveway with parking for two cars | Garden | Shed



Situation

Upton Cheyney is a picturesque village situated between Bath and Bristol in the Cotswolds area of outstanding natural beauty. It's a sought-after location: travel connections are good to both cities and Bristol airport is only 15 miles' drive. It is thought the name Upton Cheyney is derived from the words 'upper farmhouse', a reference to the village's elevated site that offers wonderful views and rural walks aplenty. Today, the village has a good pub, The Upton Inn, and a farm shop. More local amenities are available in the nearby village of Bitton including a shop, cafe, hairdressers, primary school, two churches and another public house.

Two thriving cities are close by: the World Heritage site of Bath and the city of Bristol, both offering major shopping and entertainment attractions, superb leisure and sporting facilities and numerous outstanding schools.



The House

Built in Somerset stone, The Old Estate Yard cottage is a single storey, two bedroom, detached house. Converted in 2002 from the original offices built in 1935, the cottage occupies a corner plot and is surrounded by garden and trees. The building has living accommodation in one 'wing' and bedrooms and a bathroom in the other. A porch hallway connects the two.

The main rooms have pitched ceilings, some with skylights and wooden beams. The living room has original floorboards, a wood burner and fireplace and triple aspect windows, including double doors opening to the garden. The wooden floorboards continue in the kitchen, with cream-coloured units along two walls, and a window with garden views. The integral oven and hob are electric and there's space for other white goods.

There are two good-sized bedrooms, a bathroom with shower and a large linen cupboard in the hallway.



Gardens and Grounds

The approach to the cottage is via a tarmac drive (shared with one other property) which leads to a private gravel drive, with space for turning. The gardens - mostly grass and trees - are on either side of the cottage and are enclosed by a low stone wall (roadside) and fenced boundary (neighbour's side). There are several flowerbeds that separate the gravel drive from the house, with paving wrapping around it, including a courtyard between the two 'wings'.

Property Information

Method of Sale: We are advised that the property is Freehold.

Services: We are advised that mains water, electricity, and drainage are connected to the property. Central heating is oil sourced.

Local Authority: South Gloucester

Council Tax: Band D

EPC: xx

Postcode: BS30 6ND

Viewings: Strictly by prior appointment with the Knight Frank, LLP

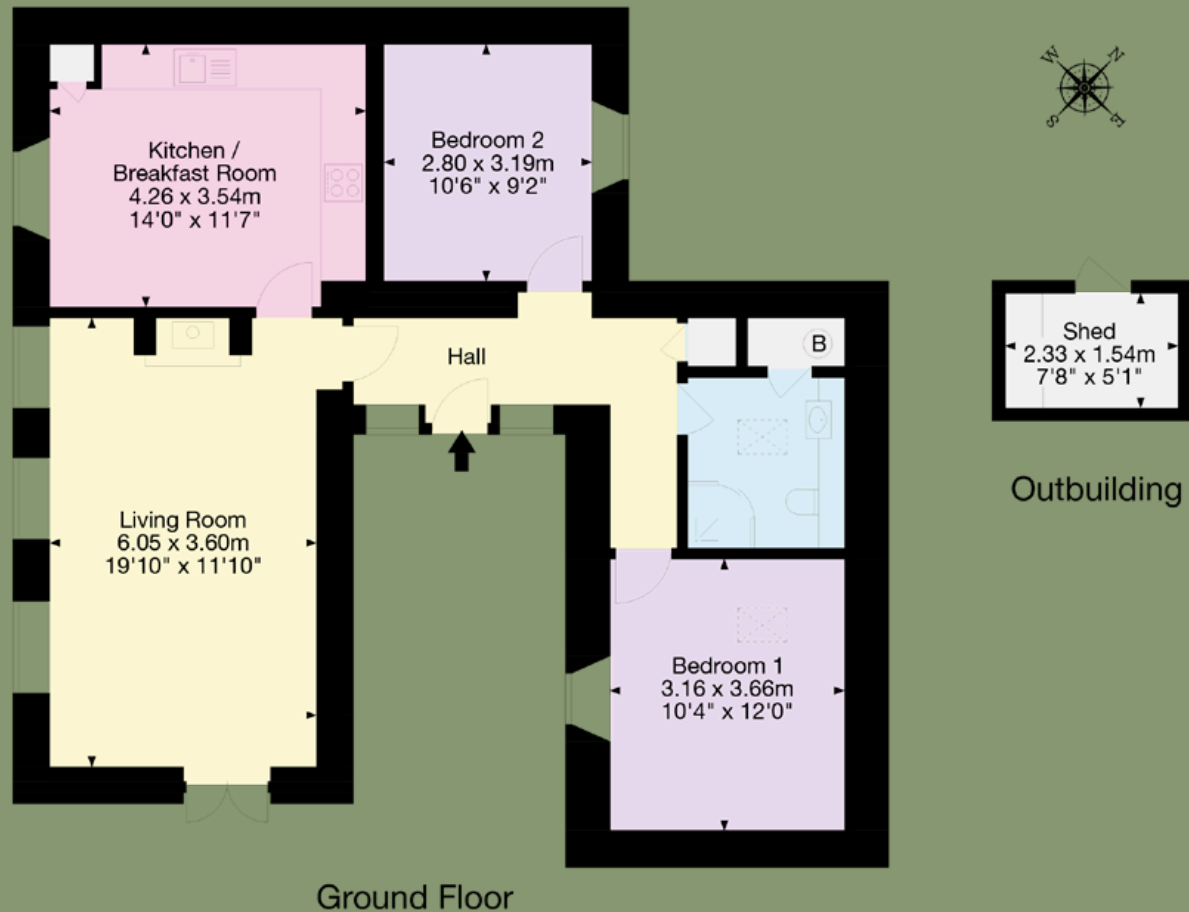
Approximate Gross Internal Floor Area

Main House = 75 sq m / 807 sq ft

Outbuilding = 3 sq m / 32 sq ft

Total Area = 78 sq m / 839 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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