



Lydes Vale House, Near Chipping Sodbury, South Gloucestershire

A superb detached contemporary country house situated in a stunning setting surrounded by its land with ancillary accommodation, stables, arena, lunge pen, outbuildings and 31.75 acres.

Summary of accommodation

Ground floor Reception hall | Open plan sitting/dining/garden room | Snug
Kitchen/breakfast room | Study | Utility room | Cloakroom | Rear hall

First floor Principal bedroom with en-suite dressing room and bath/shower room
3 further bedrooms | Jack and Jill shower room | Family shower room

The Cottage - Ground floor Kitchen/breakfast room | Private Garden

The Cottage - First floor Sitting room | Bedroom | Bathroom

Outside Long drive approach | Immaculate gardens | Ponds | Large paved entertaining area with outside kitchen | Triple carport | Double garage/gym | Wood store | Garden store
Indoor kennel

Equestrian Facilities Block and tile 13 stable block with courtyard | 50' modern agricultural barn | 75' hay barn | Lunging pen | All weather arena | Field shelter | Parking yard
Extensive paddock land

In total 31.75 acres

Distances

Bristol 15 miles | Bristol Parkway Rail Station 12 miles | Bristol Airport 23 miles
Cribbs Causeway Regional Shopping Centre 14 miles | M4(J19) 3 miles
(Distances are approximate).









The Property

Lydes Vale House is situated in a lovely rural and tucked away setting surrounded by its land with extensive open country views. It is approached over a long private access off Dodington Lane and the south east boundary adjoins the Players Golf Course at Codrington.

The property is believed to have been built in 1985. When the present owners purchased in 2008 it was in need of complete modernisation. It has since been virtually rebuilt, redesigned and extended, to take full advantage of its stunning setting. The contemporary interior is striking with emphasis given to light, open plan living space on the ground floor in order to bring the views into the house. There are ceramic floors and the south east and north east, elevations are mainly glazed with doors opening to the large entertaining area with wonderful views. The whole property, including its grounds, are extremely well-presented and all rooms have superb open country views.

The impressive reception hall opens into the L shape dining/sitting/garden room which wrap around a central brick fireplace fitted with a log burning stove. The open plan bespoke kitchen/breakfast room is fitted with solid wood painted units with matching dresser and integrated appliances include electric Aga, cabinet fridge/freezer, dish washer, hob and island unit with breakfast bar. Completing the ground floor is a cloakroom off the reception hall, utility room and study. On the first floor, the principal bedroom has a dressing room with fitted furniture and bath/shower room. There are three further bedrooms, a Jack and Jill shower room, and a family shower room. The bath and shower rooms are fitted to a high specification.



Annex (The Cottage)

The annex lies to the south west of the house and has a small garden. On the ground floor is a kitchen/breakfast room. The first floor includes a sitting room, bedroom and bathroom. It is centrally heated.



THIS HOUSE MAY CONTAIN PROSECCO
IF YOU HAVE TO ASK IF IT'S PROSECCO
HAVE A DRINK
IT CAN BE DRUNK ANYWHERE







Gardens and Grounds

Lydes Vale House is approached through electrically operated gates and over an impressive long drive, with a pond and lawn on either side. The drive leads to a turning circle in front of the house, a three bay carport and a detached double garage/gym with an adjoining indoor kennel and garden store. Adjoining is a covered log store.

At the rear of the house, facing south east with lovely open views, is a large stone paved area spanning the width of the house, designed for entertaining. There is an outdoor kitchen with barbecue and wine cooler on decking under a pergola. Adjacent is an especially designed stone “wishing well” with pitched roof. Note: Water has not been commissioned and therefore is unfinished.

Land and Equestrian Facilities

The level pasture, with water, lies principally to the south east and north east and is visible from the house. One paddock lies to the south west. The land is divided into seven paddocks divided by post and rail fencing. The property is very accessible to bridleways and there are no footpaths crossing the land.

At the head of the main entrance, beside the annexe, the drive branches to a large parking yard and continues past the lunge pen and all-weather arena (25 metres x 45 metres) to the superb, recently built, block and tiled stables with overhang. The thirteen stables, which include foaling boxes, are grouped around a central open courtyard. There is power, light and security lighting.

Behind the stables is a modern 50’ agricultural barn, beside which is a 75’ five bay open fronted hay barn.

In total the property amounts to 31.75 acres

An alternative second access lies to the southeast and also leads to the equestrian facilities, stables and one paddock.



Property information

Services: Main water and electricity connected to the property. Three phase electricity to the stables. Private drainage. Oil fire central heating to the house and annex. Double glazed windows. Broadband provided by BT.

Local Authority: South Gloucestershire Council: Tel 01454 868004

Council Tax Band: E

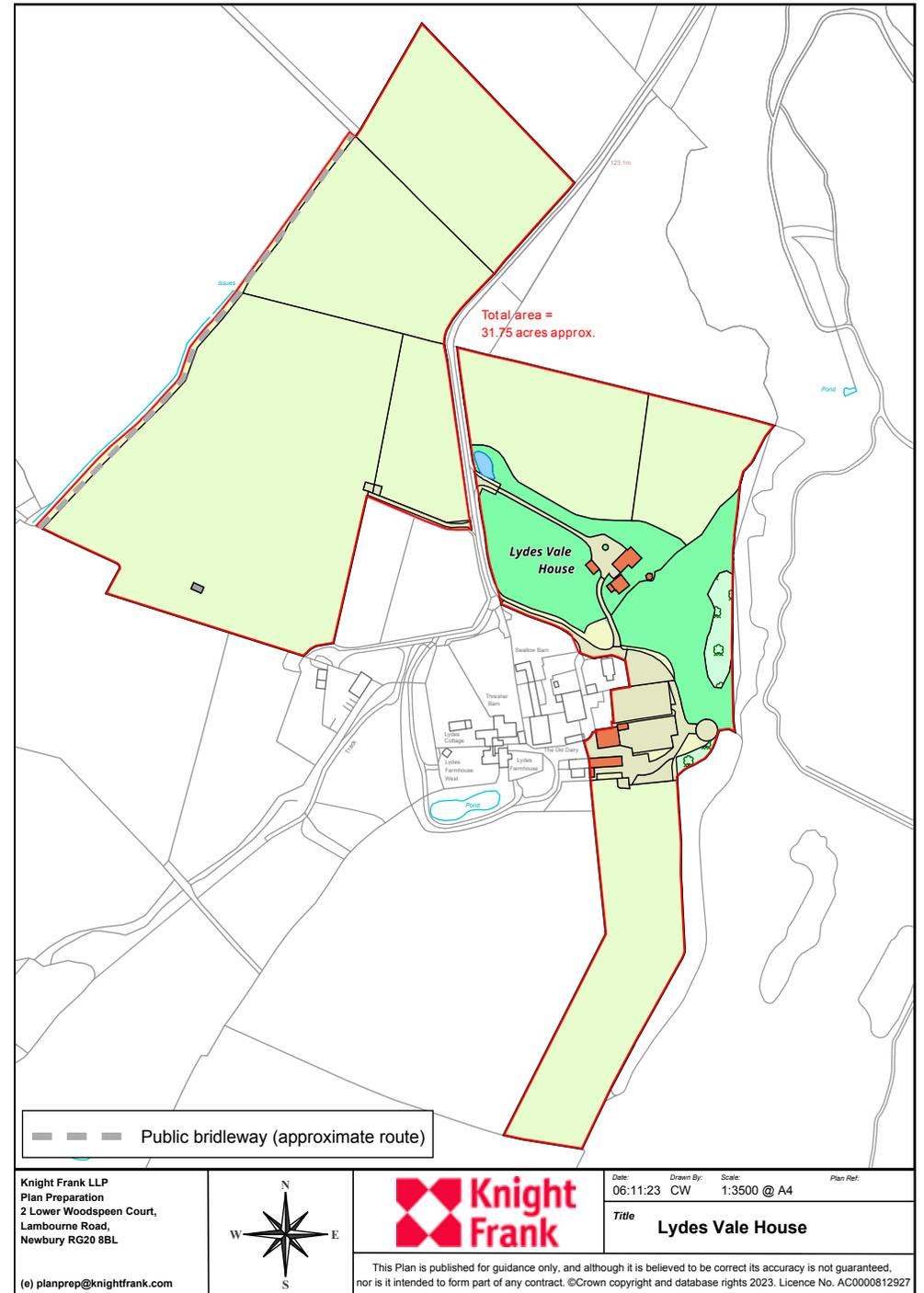
EPC Rating: Main House - D
The Cottage - D

Guide Price: £2,750,000

Tenure: Freehold

Directions (BS37 6SB)

When in Dodington Lane, from the Chipping Sodbury direction, drive for about .08 mile. Turn left onto a private access signed LydesFarm. Drive along this approach toward the top. The gated entrance to Lydes Vale House is seen on the left-hand side.



Approximate Gross Internal Floor Area

Main House = 278 sq m / 2,992 sq ft

The Cottage = 77 sq m / 828 sq ft

Garage = 32 sq m / 344 sq ft

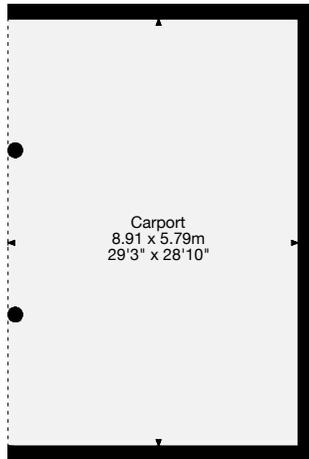
Outbuildings = 435 sq m / 4,682 sq ft

Stable Block = 345 sq m / 3,713 sq ft

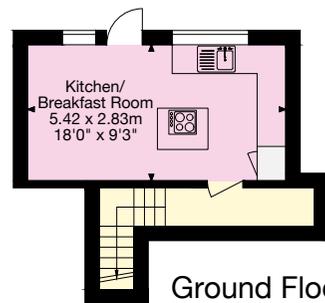
(Excl. Open Courtyard)

Total Area = 1,167 sq m / 12,559 sq ft

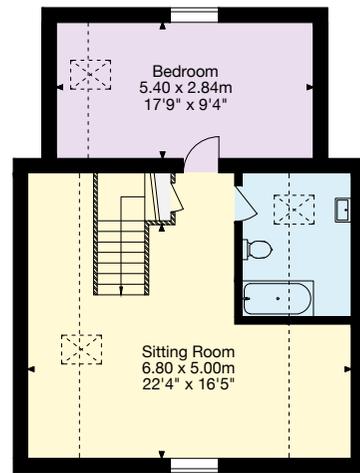
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Carport

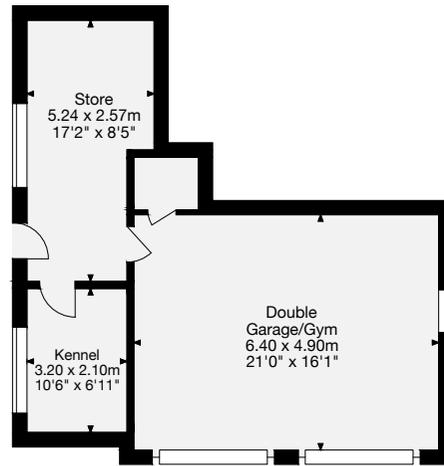


Ground Floor

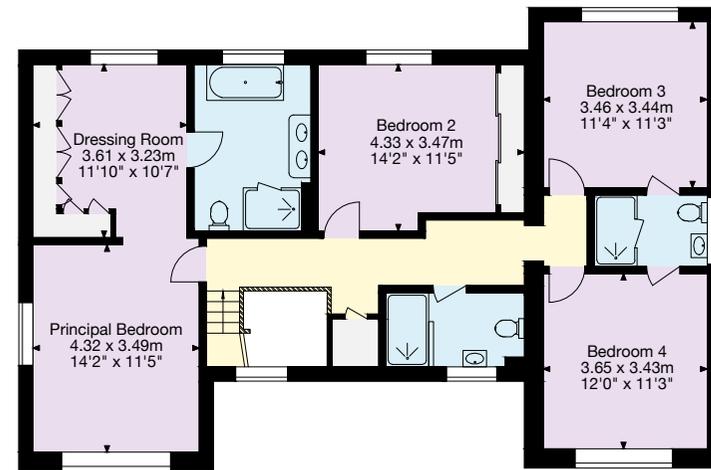


First Floor

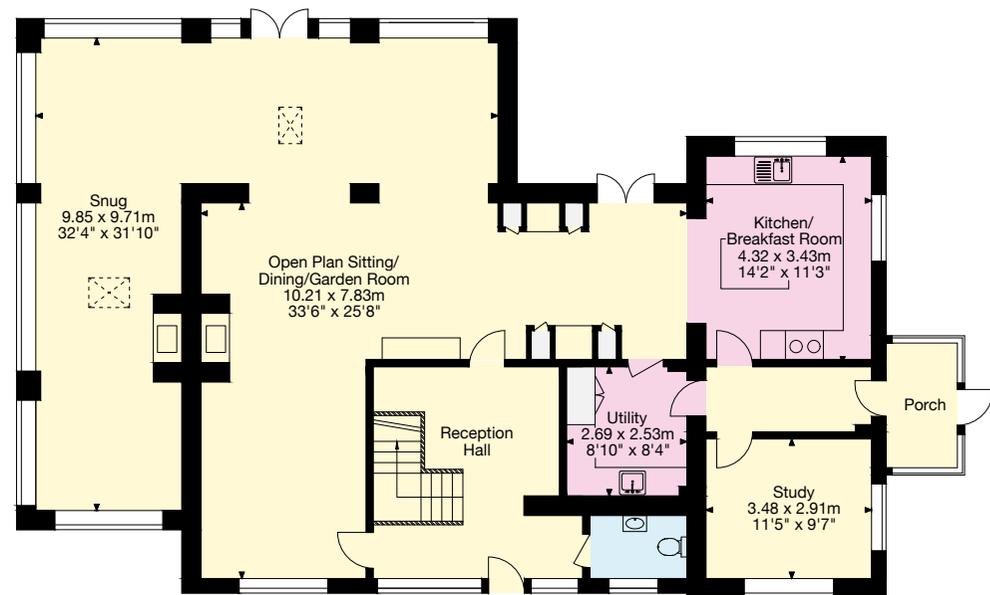
The Cottage



Garage



First Floor



Ground Floor

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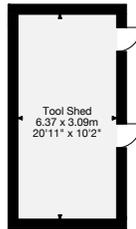
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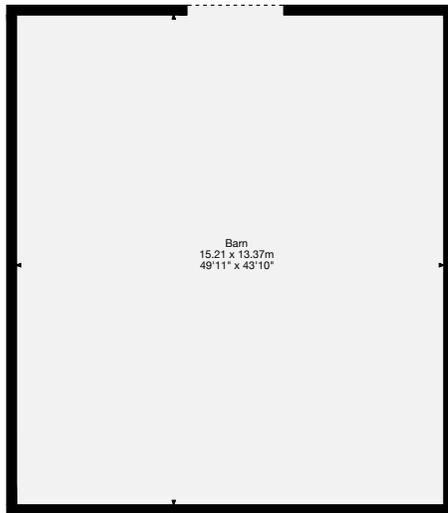
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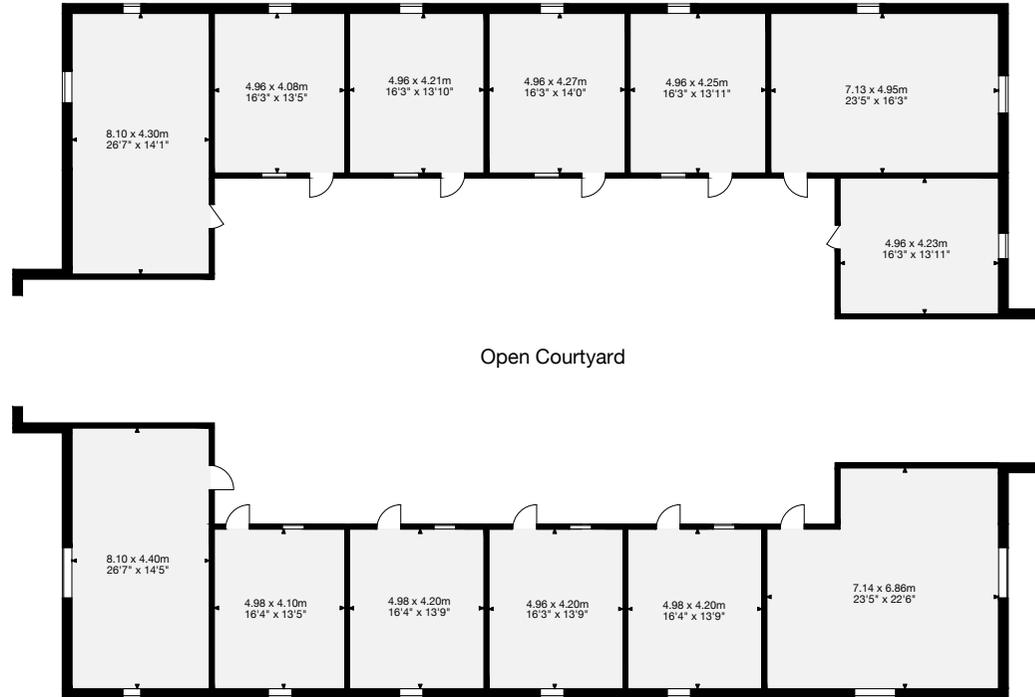
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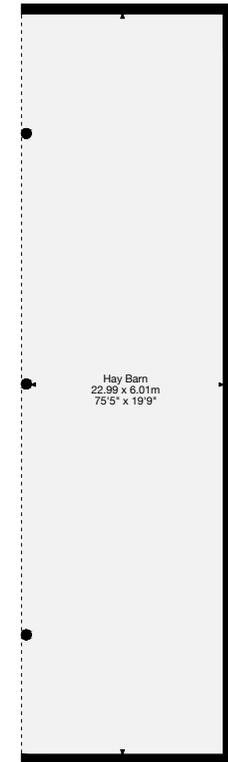
Outbuilding



Outbuilding



Stable Block



Outbuilding

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