



Glebe Cottage, Long Ashton

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SALES & LETTINGS

## Glebe Cottage, Long Ashton Road

Guide Price £825,000

- Beautifully Presented, Fully Renovated and Extended Georgian Cottage
- Period Features Throughout
- Modern Open-Plan Fitted Kitchen/Dining Room/Living Room
- Home office, Utility/Store, and WC
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms (Two with Fitted Wardrobes)
- Family Bathroom
- c100 foot landscaped gardens with views
- Close Proximity to Excellent Schooling

### DESCRIPTION

Dating from the mid 18<sup>th</sup> Century, this delightful Georgian cottage is steeped in history and enjoys a short walk to Ashton Court Estate situated in the historical part of Long Ashton Village. The property was sympathetically upgraded, extended and restored in 2013 and enjoys a blend of period features combining with modern day practicalities including double-glazed sash windows, exposed beams and an impressive fireplace whilst benefiting from gas central heating, modern electrics and fitted open-plan modern kitchen. Whilst the integrity of the building remains, the ground floor flows much like a modern house with open-plan space from the kitchen through to the dining area and on to the sitting room. There is also a further reception room currently used as a home office with built-in book shelves and cupboards plus a useful utility/store area to the ground floor. The first floor offers four bedrooms, two with built-in wardrobes, the master with an en-suite shower room, as well as a modern family bathroom. The generous landscaped gardens offer a place to enjoy the fresh air from whilst taking in the fabulous views.

### OUTSIDE

One of the big attractions to this property are the c100 foot gardens to the rear which have been landscaped to provide a patio area with a large storage shed, and a further timber storage shed. The gardens are ideal for summer barbeques and family entertaining and are mainly enclosed with fencing and stone walls, and borders with many varieties of plants and shrubs along with mature trees. Fruit trees have recently been planted in the garden - plum, cherry and a blueberry bush. Panoramic, southerly views across towards Dundry can be enjoyed.

### SITUATION

Surrounded by rolling countryside, Long Ashton lies just a few miles south west of Bristol and enjoys facilities to include a community centre cafe, GP surgery, dentist, supermarket, post office, baker and wine merchant amongst others. Whether it is a relaxed or faster pace of life you are looking for Long Ashton has the answer. The beautiful Ashton Court Estate with its deer park and acres of open space ideal for walking, cycling or riding; three reputable golf courses; a good choice of pubs and, of course, Clifton Village with all it has to offer is on a matter of minutes away. For those with families, Long Ashton and the surrounding areas have a wide choice of highly regarded primary, secondary and independent schools.

### APPROACH

Via steps and through a pathway between stone walling with railings to a patio area having a useful wood store to the front door which opens to:

### HALLWAY

Entered via a brand new accoya wooden front door with original door knocker, the extra wide hallway includes rush matting and wooden flooring with stairs to first floor, radiator, alarm console and meter box.

### HOME OFFICE WITH STORE/UTILITY ROOM

Window to front, radiator, bespoke built-in bookcase with shelves and cupboard storage, feature chimney recess with wrought iron basket, and door to store room housing a wine fridge and tumble dryer.

### CLOAKROOM WC

Wooden flooring, low level WC, vanity unit with basin and mixer tap over, tiled splashback and extractor vent.

### KITCHEN/DINING/LIVING ROOM

A modern fitted kitchen with a range of base and wall units with oak worktops over, including a feature island with butchers block, white Belfast sink with traditional mixer tap over. Integrated appliances include the gas five-ring range cooker with extractor hood over, dishwasher, in addition to a large American style Fridge/Freezer. Tiled flooring, part-tiled walls, window to rear and side and skylight window with square arch divide to dining area with, wooden flooring and patio doors with side panels opening to the rear garden, and opening in to the living area with window to front, wooden flooring, a stone fireplace with wrought iron basket, and radiator.

### FIRST FLOOR LANDING

Skylight window, recessed shelving, ceiling beams and useful linen cupboard.

### MASTER BEDROOM

Window to front, Velux window, vaulted ceiling with exposed beams, radiator, door to:

### EN-SUITE SHOWER ROOM

A modern double-width tiled shower cubicle with mains-supplied shower, pedestal sink with mixer tap over, low level WC, radiator, tiled floors, with extractor vent and window to front.

### BEDROOM TWO

Two large windows to rear over-looking rear garden, with a recently installed extensive range of bespoke *Sharps* fitted wardrobes, and radiator.

### BEDROOM

Window to front with views of countryside, built-in cupboards and wardrobe, radiator and loft hatch

### BEDROOM

Window to rear with radiator.

### FAMILY BATHROOM

Skylight window, modern whirlpool bath with mains-supplied shower over with tiled walls, WC, pedestal sink with mixer tap, tiled floors, ladder radiator and extractor vent.

Approx. Gross Internal Area  
1568.30 Sq.Ft - 145.70 Sq.M  
(Total area includes  
external storage)



For illustrative purposes only. Not to scale.  
While every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
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Floor plan produced by Westcountry EPC.

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