



Long Ashton Road, Long Ashton

AlexanderMay
SALES & LETTINGS

Long Ashton Road, Long Ashton

Guide Price: £1,250,000

- 16th Century Period Home
- Grade II Listed
- Five Double Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Area & Downstairs WC
- Master Bedroom with En-Suite
- Family Bathroom
- Fantastic Lanscaped Gardens
- Double Garage & Off Street Parking

SUMMARY

The Well House is a charming 16th Century period home located in the sought after village of Long Ashton. The spacious five double bedroom link detached home offers many original features such as wood panelling, beautiful open fireplaces and exposed beams. Occupancy can be traced back to 1683, making it one of the oldest properties in Long Ashton. The accommodation is laid over two floors with the ground floor consisting of a welcoming entrance hall, living room, dining room and family room, kitchen / breakfast room, utility room and downstairs WC. The first floor offers five bedrooms, two of which have en-suite bathrooms as well as a family bathroom. Outside to the rear / side is a mature garden, mostly laid to lawn with a patio area which is perfect for alfresco dining being off the kitchen. The gardens offer fantastic privacy, benefitting from a south westerly orientation benefitting from the sunshine for the majority of the day. To the front are superb landscaped gardens, access to the garage and off street parking.

ACCOMMODATION ENTRANCE HALL

Access to first floor accommodation. Storage cupboard. Tiled floor. Radiator.

DINING ROOM

Two windows to front. Original wood panelling. Engineered oak flooring. Exposed beams. Storage cupboard. Access to garage. Two radiators.

LIVING ROOM

Window to side. Exposed beams. Engineered oak flooring. Radiator.

FAMILY ROOM

Two windows to front. French doors to rear giving access to garden. Stunning open fireplace with Dundry limestone mantel, slate hearth and exposed beams.

KITCHEN / BREAKFAST ROOM

Two windows to side with patio door to rear garden. Range of base and wall units with granite worktop over. Integrated appliances include five ring gas hob with oven below. Space for fridge freezer. Radiator.

UTILITY ROOM

Patio door to rear. Range of wall units. Space and plumbing for dishwasher.

FIRST FLOOR ACCOMMODATION LANDING

Airing cupboard. Additional storage cupboard. Radiator.

BEDROOM ONE

Two windows to front. Built in wardrobes. Radiator.

EN-SUITE BATHROOM

Opaque window to side. Mains fed shower over bath. WC. Pedestal sink. Heated towel rail.

BEDROOM TWO

Two windows to side. Vaulted ceiling. Inglenook fireplace. Radiator.

EN-SUITE SHOWER ROOM

Window to side. Enclosed corner mains fed shower cubicle. Vanity unit. WC. Extractor. Radiator.

BEDROOM THREE

Window to front and side. Built in cupboard. Radiator.

BEDROOM FOUR

Window to side. Radiator.

BEDROOM FIVE

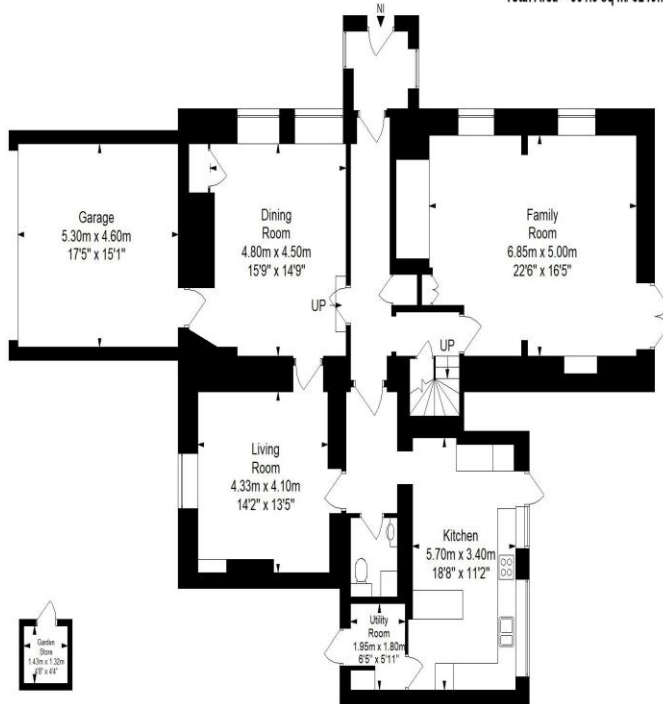
Window to front. Radiator.

FAMILY BATHROOM

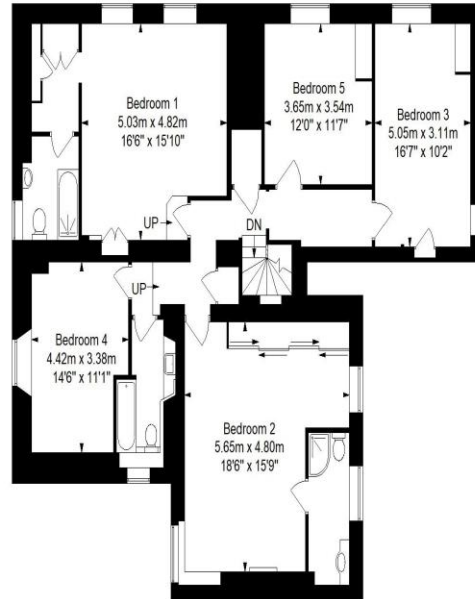
Window to side. Mains fed shower over bath. WC. Floating sink. Heated towel rail. Extractor.

Long Ashton Road

Approximate Gross Internal Area = 275.6 sq m/ 2966.6 sq ft
(Excludes Garage/ Garden Store)
Garage = 24.4 sq m/ 262.6 sq ft
Garden Store = 1.9 sq m/ 20.5 sq ft
Total Area = 301.9 sq m/ 3249.7 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



Tenure
Freehold

EPC Rating
D

Council Tax Band
G

Services
Mains Gas, electric and water

Clifton : 01179 744 766
Long Ashton : 01275 393 956
Southville : 01174 523 700



