



Short Lane Long Ashton

Alexander May
SALES & LETTINGS

The White Cottage, Short Lane, Long Ashton.

- Simply Stunning Southerly Views
- Detached 1800s Period Cottage
- Extended Kitchen/ Dining Room
- Sitting/Dining Room with Log Burner
- Pantry
- Three Bedrooms with stunning views
- Family Bathroom & Wet Room
- Pretty South-Facing Private Gardens
- Double Garage with Mezzanine Storage
- Garden Studio

SUMMARY

Situated near the Long Ashton Golf Course this beautifully maintained cottage built in circa 1820 sits in an elevated position offering superb views over Long Ashton and the valley towards Dundry. This detached home is sure to attract considerable interest from those looking for a charming cottage which has period features throughout, including stone fireplace, wooden doors with iron latches, and deep window sills. The current vendor has loved and cared for the property throughout her time there by extending the kitchen dining space to the front, replacing all windows, new family bathroom, new wet room and building the fantastic garden room. The accommodation is arranged over two floors and boasts a large reception room, with wood burner, a kitchen / dining room with under floor heating, walk in pantry and under-stairs storage. Upstairs three bedrooms, stylish wet room and family bathroom can be found. Externally there are well-tended pretty, traditional cottage gardens and a double garage with mezzanine storage as well as a fully insulated new garden studio benefitting from fantastic views.

SIDE ENTRANCE

Approached from the road through a gate and arch with steps and a path leading to the side door.

HALLWAY

Part glazed door opening in to the kitchen/ dining room.

CLOAKROOM

Window to side, wall mounted sink with taps over.

KITCHEN/DINING ROOM

Range of base and wall units with quartz worktop over. Five ring gas hob with double oven below and extractor above. Inset ceramic Belfast sink. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Patio doors to front leading out to decking.

INNER HALLWAY

Open fireplace, obscure window to rear, glass panel divide and open square arch to the living room, door to the pantry, under-stairs cupboard, with stairs to the first floor.

PANTRY

Fitted with shelving for storage with a window to the side.

Guide Price: OIEO £750,000

LIVING/DINING ROOM

This can be accessed by the front door or from the inner hall with two windows overlooking the front garden. A feature stone hearth, with wooden lintel & wood burning stove, chimney recesses, and a radiator complete this lovely room.

FIRST FLOOR LANDING

Accessed via stairs with a wooden handrail, window to rear, and feature arch divide.

WET ROOM

Window to side. Wet room with mains fed shower. W/C. Floating sink. Heated towel rail. Fully tiled.

FAMILY BATHROOM

Obscure window to rear, Mains fed shower over bath. W/C. Burlington sink. Heated towel rail.

BEDROOM TWO

A window overlooks the front with lovely views towards Dundry.. There are fitted wooden cupboards with shelving and hanging space, and a radiator.

BEDROOM THREE

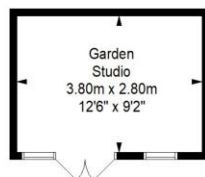
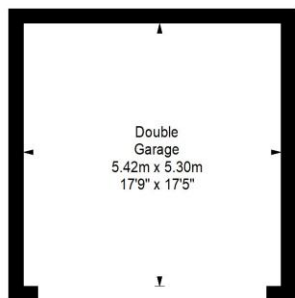
A lovely light room with a window light, window to the front with views across Long Ashton, and a radiator.

BEDROOM ONE

Dual aspect windows overlook the gardens and have outstanding views. Fitted with a range of wooden cupboards providing ample hanging and shelving space, and a radiator.

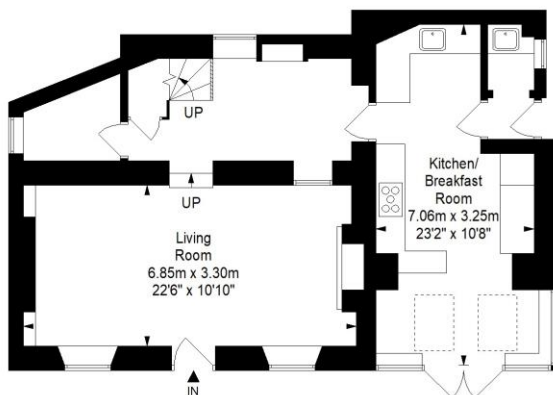
OUTSIDE

A double width garage can be accessed by the electrically operated up and over door, and has power, lighting, a large mezzanine level and access to gardens via courtesy door. The south west facing graduated gardens are a delight to the front and side with lawned areas, a patio area, a raised decked area, and are fully enclosed with fencing, stone walling and hedges. A variety of flowers, trees and bushes add a splash of colour, and the higher levels have superb views out over Long Ashton village and surrounding countryside.

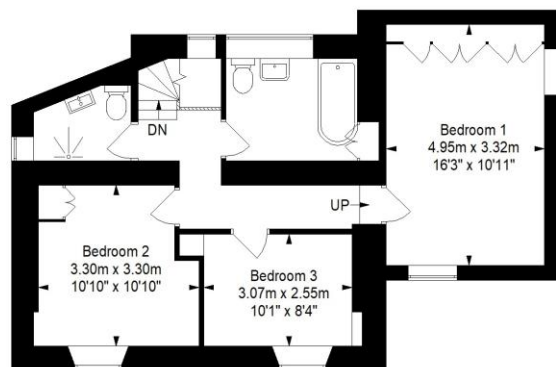


White Cottage

Approximate Gross Internal Area = 120.7 sq m/ 1299.2 sq ft
(Excludes Garage/ Garden Studio)
Garage = 28.6 sq m/ 307.9 sq ft
Garden Studio = 10.6 sq m/ 114.1 sq ft
Total Area = 159.9 sq m/ 1721.2 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

Energy Performance Certificate

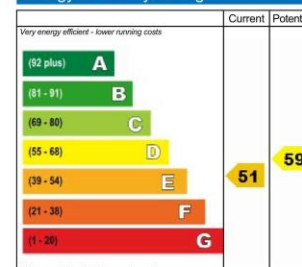


1, Short Lane
Long Ashton
BRISTOL
BS41 9EH

Dwelling type: Detached house
Date of assessment: 28 September 2011
Date of certificate: 29 September 2011
Reference number: 8403-2589-9029-2826-7193
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

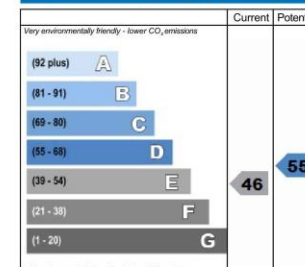
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	324 kWh/m ² per year	261 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	4.4 tonnes per year
Lighting	£67 per year	£46 per year
Heating	£910 per year	£783 per year
Hot water	£118 per year	£74 per year

You could save up to £191 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Clifton Branch: 01179 744 766
Long Ashton Branch: 01275 393 956



