



Chestnut Farm, Long Ashton

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SALES & LETTINGS



## Chestnut Farm, Long Ashton Road, Long Ashton.

- Beautifully Presented Grade II Listed Cottage
- Period Features Throughout
- Modern Fitted Kitchen, Utility Room & Ground Floor WC
- Three Reception Rooms
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Family Bathroom
- Two Detached Garages and Driveway
- Pleasant, Private Rear Garden
- Close Proximity to Northleaze Junior School
- Excellent Access into Bristol City Centre

### DESCRIPTION

Believed to be one of the oldest properties in Long Ashton, this delightful Grade II Listed gem of a cottage is steeped in history and enjoys a plethora of period charm and character whilst maintaining excellent practicality for modern family living. Records of the property date back to 1403 when it belonged to the manor of Ashton-Merriets when it formed as one property with no.77. It was subdivided in 1565, then reverted back to one up until 1818 when it divided into two dwellings again. From 1910 it formed part of the Smythe Estate and was used as a farmhouse. The property has been sympathetically upgraded and restored with an abundance of period features throughout including exposed beams, exposed stonework, wooden latch doors and impressive fireplaces whilst benefiting from modern conveniences such as gas central heating, modern electrics, fitted kitchen and newly fitted double glazed windows to the rear in 2018. Whilst the integrity of the building remains, the ground floor flows much like a modern house with open-plan space and large open doorways taking you through each of the three reception rooms and kitchen. There is also a utility and WC to the ground floor. The first floor offers four generous bedrooms, the master with an en-suite as well as a modern family bathroom. The private garden is a delight, whilst there is also a private driveway and two garages to the rear.

### SITUATION

Surrounded by rolling countryside, Long Ashton lies just a few miles south west of Bristol and enjoys facilities to include a library, 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.

### PORCH

Wooden glazed porch with tiled floor and part-glazed leaded door to:

### HALLWAY

Exposed beams, tessellated floor tiles, storage cupboard housing meters and RCD electric consumer unit, large walk-in storage cupboard housing alarm console, open to:

### SITTING ROOM

A stunning room with exposed stonework fireplace with distressed wooden lintel with cast iron wood burning stove and flagstone hearth. Window to front with window seat, window to side, under-stair storage. Door to:

### SNUG

Window to front, built-in shelving

### KITCHEN

A modern fitted kitchen with a range of base and wall units with worktop over with integrated appliances to include stainless steel one and a half bowl and drainer with mixer tap fridge/freezer and dishwasher. There is also a large range

Guide Price:£750,000

style cooker with five-ring gas hob and single electric hob, double oven and grill that would be available by separate negotiation with extractor hood over. Terracotta tiled flooring, part-tiled walls, window to rear and stable door to:

### UTILITY ROOM

Pitched glazed roof with tiled floor and wood panelling, worktop with space and plumbing under for washing machine and tumble dryer, part-glazed door to side accessing garden and door to:

### GROUND FLOOR WC

WC with concealed cistern, wash-hand basin with taps, floor-standing gas central heating boiler

### DINING ROOM

Opening from the Kitchen, this room offers two large storage cupboards, window to rear and open archway returns to the sitting room

### FIRST FLOOR LANDING

Window to side with views towards Bristol, ceiling hatch giving loft access, painted wooden flooring, door to:

### MASTER BEDROOM

A range of built-in wardrobes, two windows to rear, door to en-suite shower room comprising a WC, pedestal basin with mixer tap, large quadrant shower enclosure with thermostatic shower mixer, vinyl flooring, part-tiled walls, window to rear

### BEDROOM TWO

Window to front, ceiling hatch accessing loft space

### BEDROOM THREE

Window to front with views over the valley towards Dundry, built-in storage cupboard. Feature exposed stone fireplace with distressed wooden lintel

### BEDROOM FOUR

Window to front with views over the valley towards Dundry

### FAMILY BATHROOM

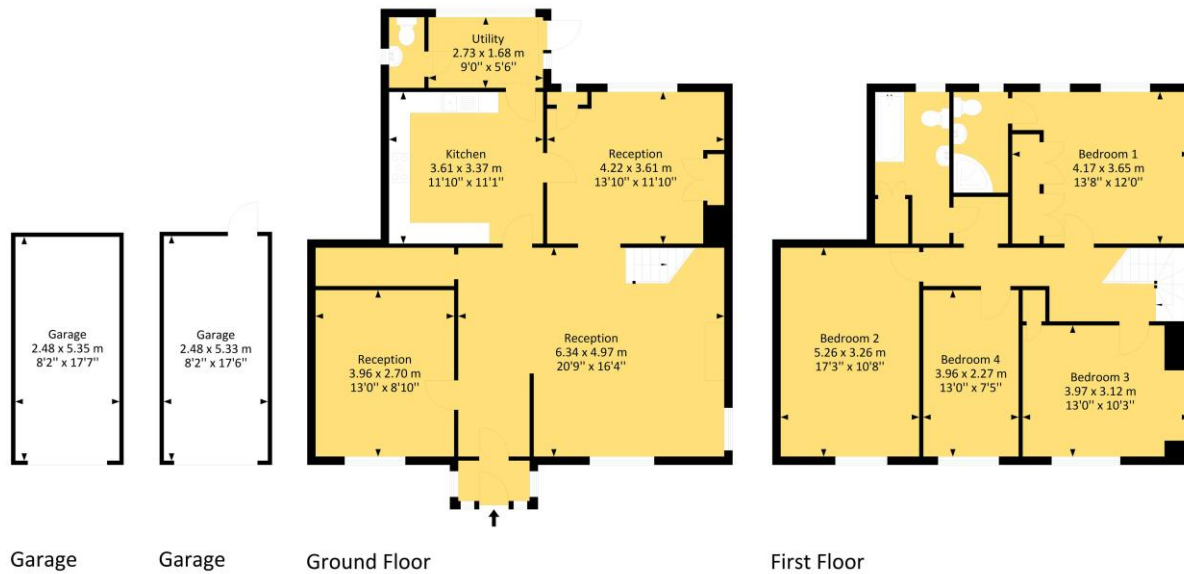
A white suite comprising WC, period styled basin with pair of taps, p-shaped shower bath with curved shower screen and thermostatic shower over and mixer tap, Victorian style heated towel rail, part-tiled walls and wood panelling, further loft hatch, large airing cupboard housing hot water tank.

### OUTSIDE

The extremely private rear garden steps up from the utility room and is well established offering a flagstone patio area perfect for outdoor entertaining with shallow step up to a raised level lawn with borders, enclosed by picket fencing. A wooden gate allows rear access to a block-paved driveway with access to two single garages. Both have power, light and up-and-over doors. One garage can also be accessed from the garden via a rear courtesy door.

**79 Long Ashton Road, Long Ashton, BRISTOL, BS41 9HY**

Approx. Area 1728.20 Sq.Ft - 160.60 Sq.M  
(Total area does not includes garage)



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Westcountry EPC.



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