



YANLEY MEWS

LONG ASHTON

AN EXCLUSIVE DEVELOPMENT OF
EIGHT 3 BEDROOM HOMES



Located in the sought after village of Long Ashton, Yanley Mews is a charming new development of eight three-bedroom, semi-detached homes. Sited at the city end of the village, this is a rare opportunity to own a home just a stone's throw from the stunning Ashton Court Estate on the outskirts of Bristol, as well as being within easy reach of local amenities and excellent schooling.

Inspired by the surrounding North Somerset countryside, Yanley Mews has been sympathetically designed to suit its semi-rural setting. As with all Freemantle developments, every aspect of Yanley Mews has been considered to create homes that are a far cry from today's homogenous housing estates.



LONG ASHTON - WHERE CITY AND COUNTRY LIFESTYLES MEET

A property in Yanley Mews is more than a home, it's an escape from the hubbub of city life. Where you can get away from it all while remaining close to everything that Bristol has to offer. With woodland walks on your doorstep, a thriving village scene and access to three local golf courses, it's easy to see why Long Ashton is a firm favourite with families, professionals and retired people looking for the perfect blend of city and country living.

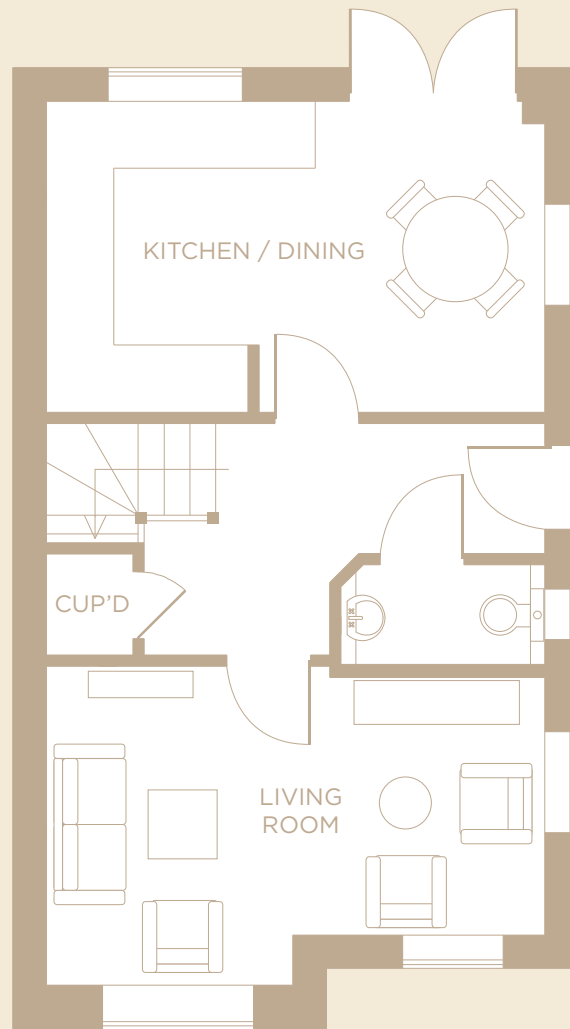
Besides being within easy reach of Bristol city centre, Yanley Mews is also close to desirable areas such as Clifton and Bristol's vibrant harbourside. Each boasting a range of top-class restaurants and a bohemian café culture. A rare gem in Clifton is the Lido. Once a Victorian lap-pool, the historic Lido has been brought back to life as a sleek restaurant-bar and trendy spa complex.

Situated to the south of Bristol, Long Ashton also gives you convenient access to the M5, M4 motorways and Severn bridges, not to mention Bristol Airport for those hard-earned holiday escapes.

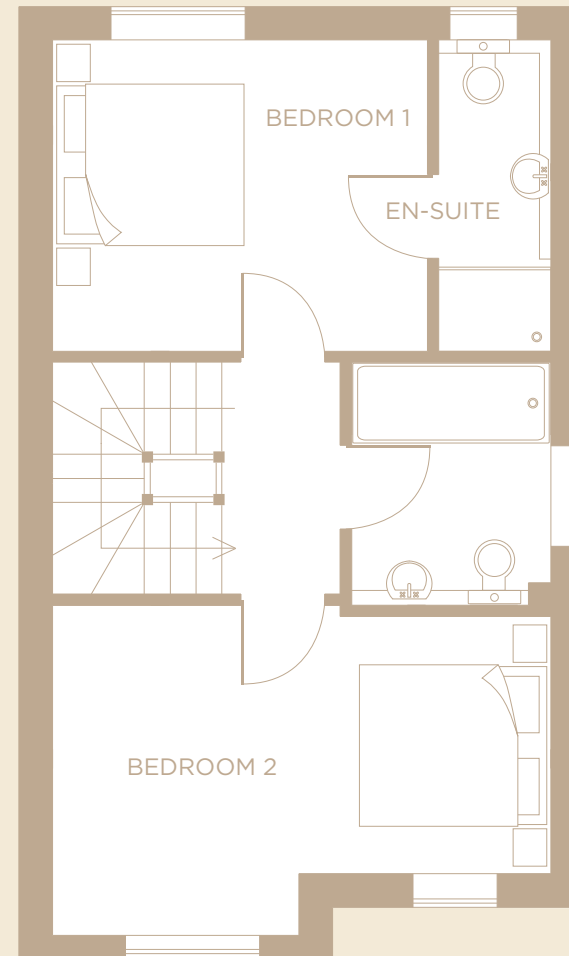


With a perfectly proportioned layout that maximises space, each home's interior décor complements the exterior, with a scheme that is both traditional and modern. From sleek bathrooms to high-gloss kitchens, all rooms are finished in muted, neutral shades to suit all tastes.

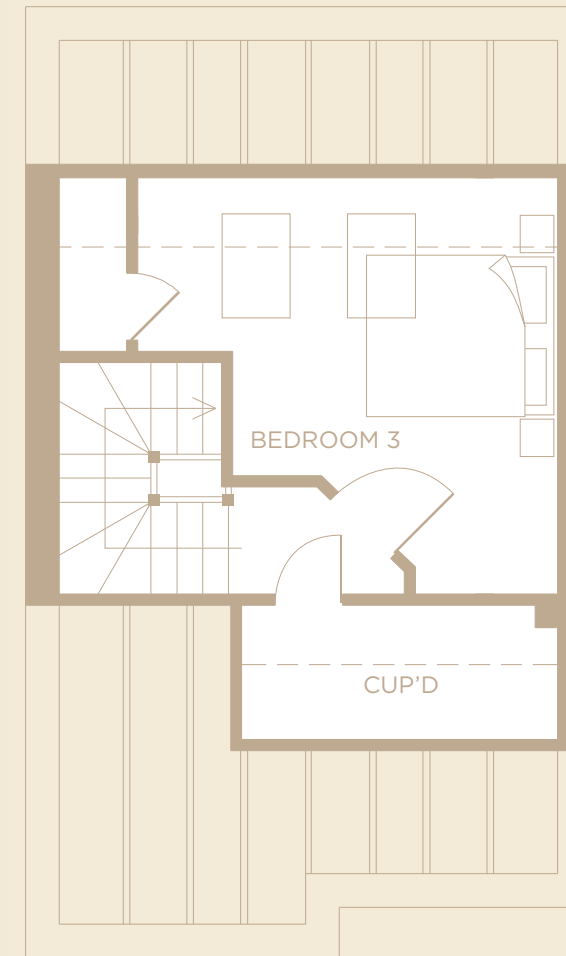
Example internal computer generated image of the development.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOTS



ROOM DIMENSIONS

KITCHEN / DINING
4495mm x 2815mm 14'8" x 9'2"

LIVING ROOM
4495mm x 2891mm 14'8" x 9'5"

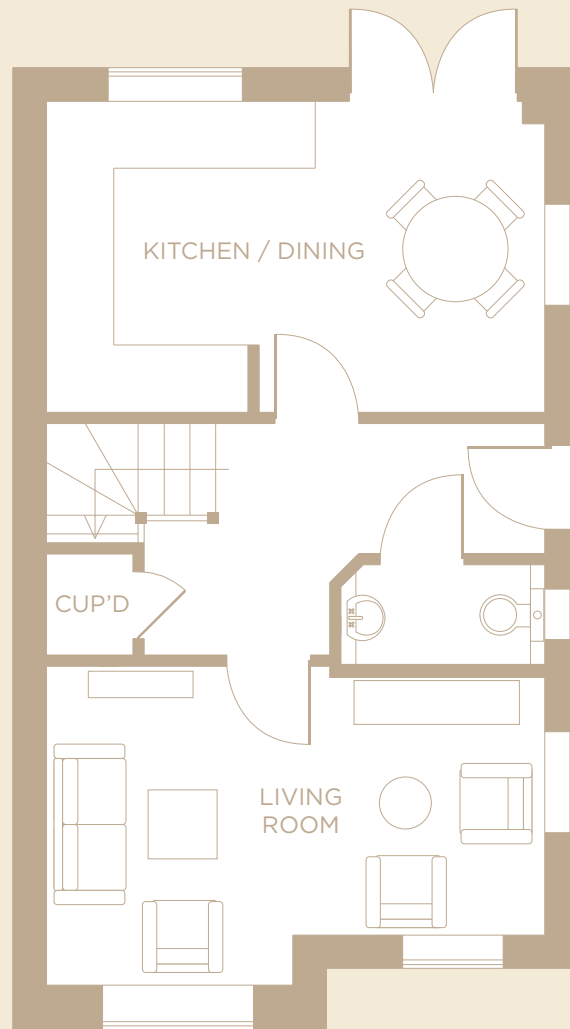
BEDROOM 1
3385mm x 2815mm 11'1" x 9'2"

BEDROOM 2
4345mm x 2891mm 14'3" x 9'5"

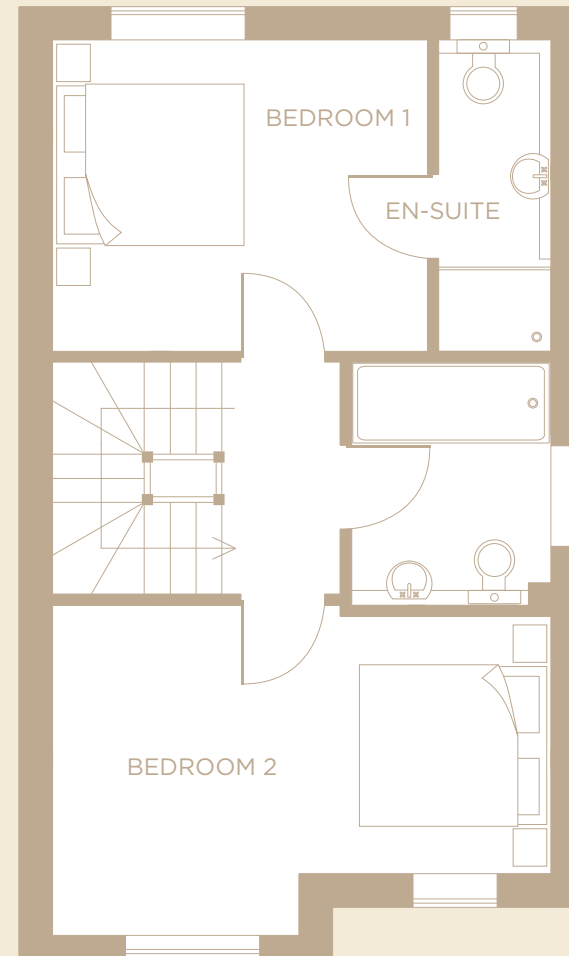
BEDROOM 3
3785mm x 3833mm 12'5" x 12'6"



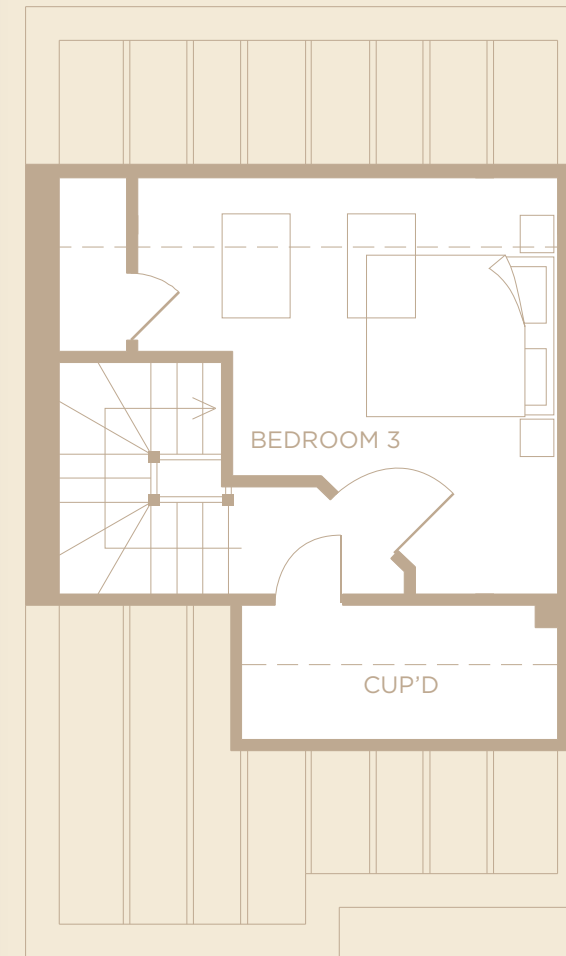
NORTH



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOTS

5 6

ROOM DIMENSIONS

KITCHEN / DINING
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LIVING ROOM
4495mm x 2891mm 14'8" x 9'5"

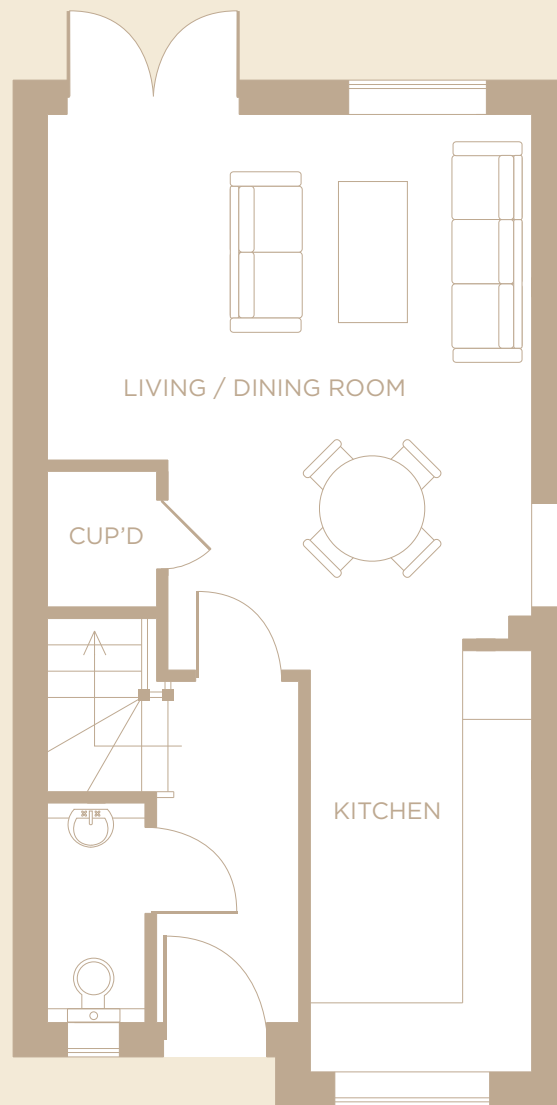
BEDROOM 1
3385mm x 2815mm 11'1" x 9'2"

BEDROOM 2
4345mm x 2891mm 14'3" x 9'5"

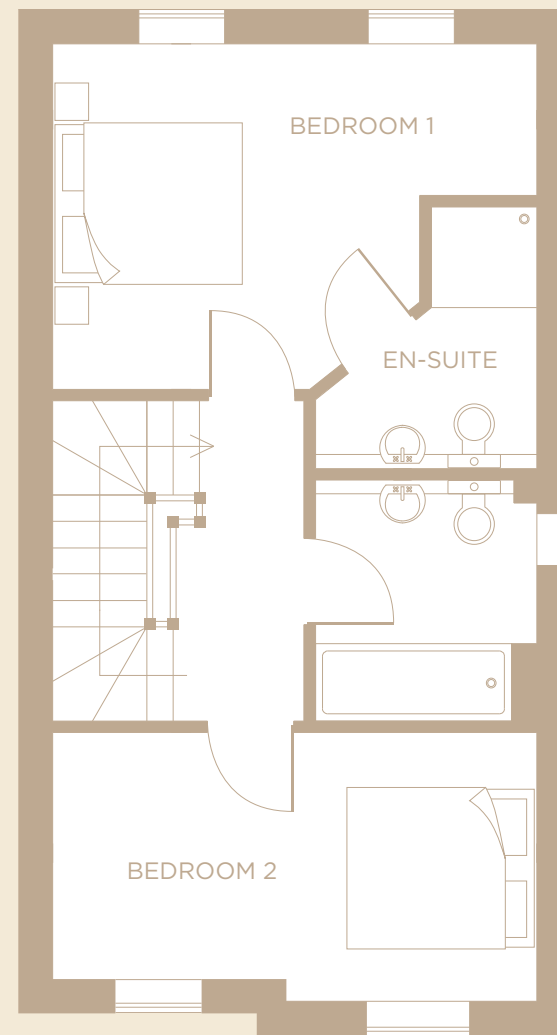
BEDROOM 3
3785mm x 3833mm 12'5" x 12'6"



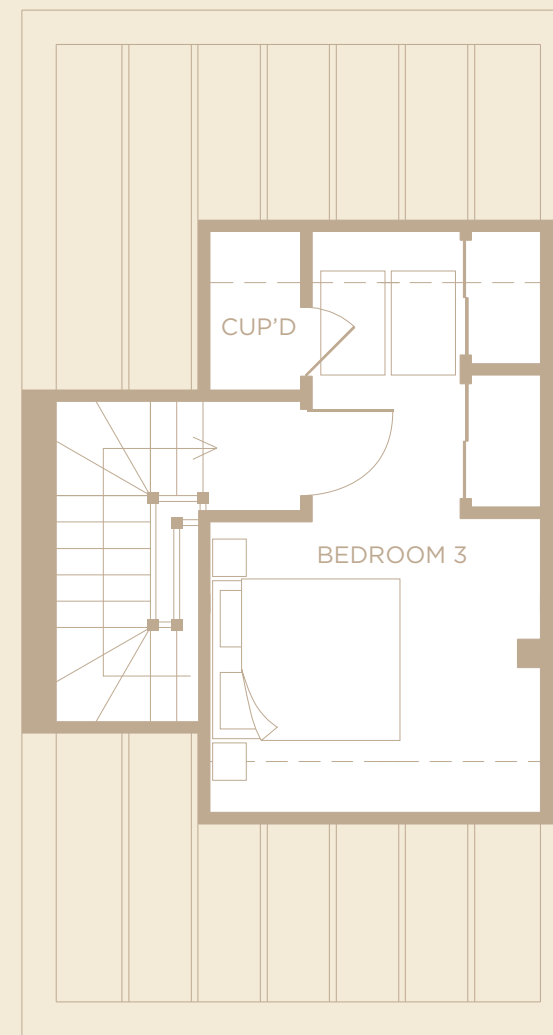
NORTH



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOTS

7 8

ROOM DIMENSIONS

LIVING / DINING
4270mm x 3054mm 14'0" x 10'0"

KITCHEN
3710mm x 1968mm 12'2" x 6'5"

BEDROOM 1
4270mm x 3054mm 14'0" x 10'0"

BEDROOM 2
4270mm x 2392mm 14'0" x 7'10"

BEDROOM 3
2594mm x 2935mm 8'6" x 9'7"



NORTH



Each home benefits from a private garden and driveway and has been finished to a high standard – combining contemporary style with traditional build quality

Example internal computer generated image of the development.

PREVIOUS FREEMANTLE PROJECTS



SPECIFICATIONS

KITCHENS

- Bespoke fully fitted modern kitchen (choice available subject to build)
- Stainless steel sink and mixer tap
- Neff double oven
- Neff ceramic hob
- Neff integrated combined fridge freezer
- Neff stainless steel cooker hood
- Neff integrated dishwasher
- Soft closing doors and drawers

BATHROOMS AND EN-SUITES

- Duravit high quality sanitaryware
- Duravit WC with soft close toilet seat
- Hansgrohe chrome thermostatic bath/shower mixers and taps
- White high gloss vanity unit
- Chrome heated towel rails
- Glass shower screens to baths and showers
- LED downlights to ceilings
- Contemporary ceramic floor and wall tiles (choice available subject to build)

PRIVATE PARKING

- Properties will have two off street parking spaces

HEATING

- Each property benefits from gas central heating throughout

ELECTRICAL

- Pre-wiring for digital TV and Sky+ to each property
- BT telephone and data cabling to lounge and bedrooms
- Mains smoke detectors to hallways and heat detectors to kitchen areas

INTERIOR FINISHES

- Brushed stainless steel ironmongery
- Oak engineered wood flooring generally to living / hall areas and kitchen areas
- Carpets to bedrooms and stairs
- Walls and wood work finished in matt/eggshell emulsion in light shades of stone colour

WARRANTY

- All properties will benefit from CRL 10 year structural warranty

LOCATION & DIRECTIONS

SATNAV POSTCODE - BS41 9FN



DIRECTIONS FROM BRISTOL CITY CENTRE

Take signs to Weston super Mare and Park & Ride along A4, continue over the River Avon (the A3029) via the Cumberland Basin bridge, then take left fork past the Park & Ride, follow the road round (B3128) to left hand turning into Long Ashton Road. Follow the road past the Angel pub on the left, to Yanley Mews on the corner of Glebe Road.



DIRECTIONS FROM JUNCTION 19 M5

Take the A369 through Abbots Leigh, past the entrance to Ashton Court Estate, to underpass junction with A370 , after which take the left hand fork leading past the Park & Ride (the B3128) to the left hand turning into Long Ashton Road.



PROFESSIONAL TEAM



FREEMANTLE DEVELOPMENTS DEVELOPER

Freemantle Developments is a privately owned Property Development Company based in Clifton, Bristol. Founded in 2002, Freemantle has established a reputation for innovation in residential property development.

This is reflected in a portfolio of truly outstanding developments – 36 to date totalling 563 residential units.

This experience, combined with their dynamic approach, has made Freemantle one of the region's leading property developers.

www.freemantledevelopments.co.uk

ROBERTS LIMBRICK - ARCHITECT

STRUCTURAL ENGINEER - SIMPSON ASSOCIATES

JOSEPH KING INTERIORS - INTERIOR DESIGN

V STAR - MAIN CONTRACTOR

YANLEY MEWS IS A FREEMANTLE DEVELOPMENT

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