



**THE COTTAGE, 2 CHURCH LANE,
LONG ASHTON, BRISTOL, BS41 9LU**

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SUMMARY OF ACCOMMODATION

A beautifully presented four potentially five bedroom, charming and historic, grade II listed detached home, superbly located on a quiet backwater at the older eastern end of Long Ashton, opposite All Saints Church, the house offers easy and convenient access into Bristol. Some of the other many benefits include a garage, a wealth of original features, an airsource heat pump for the heating, a spacious and welcoming entrance hallway, a well-proportioned living room both with stunning original fireplaces, a large kitchen/diner and landscaped gardens. Further to this the first floor accommodation offers three well-proportioned double bedrooms and a stunning family bathroom.

It should be noted that the property is being sold with listed building consent for a two storey extension to the rear, to include another bedroom upstairs (with an ensuite and dressing room) and to enlarge the kitchen downstairs. Details of this can be found on the North Somerset Council planning portal using reference 21/P/2834/FUH

Outside the property offers a lovely (mainly South West facing) landscaped garden including an attractive level lawned area, surrounded by flowerbeds and trees allowing a good deal of privacy. Further to this there is a sunken gravelled patio which also offers a westerly aspect is accessed directly off the kitchen and offers an ideal area for outside dining. Further to this there is a useful single garage, a storage shed to the rear of the property and front and side gates leading on to Church Lane.

The original part of the house is thought to date from the 15th century, with early 19th century additions. There is some documentary evidence suggesting that the building might be the one erected as a chantry house for the chantry priest of Sir Richard Choke whose monument is in All Saint's Church.

OTHER INFORMATION

Tenure - Freehold

Services – Mains electricity, water and drainage

Local authority – North Somerset Council

Council tax band - F - £3,111.95 - 24/25

Broadband - 1,000 mbps download - 220 mbps upload

Mobile coverage – Likely and limited with EE, Three, O2 and Vodafone

Broadband coverage – Up to 1,000 mbps download and 100 mbps upload.

LOCATION

Long Ashton is a very desirable village situated on the western fringes of Bristol offering easy access to the City Centre. The village includes a number of local shops, a supermarket, post office and several public houses. The historic and well thought of Angel Inn is within a short walk of the subject property. Also within close proximity are a number of golf and country clubs as well as the David Lloyd health and leisure centre. There is good local schooling, as well as excellent sporting facilities serving many local clubs enhancing the family vibe of Long Ashton. Nearby Ashton Court Estate and Leigh Woods have expansive wood and parkland walks and a pleasant circular walk around the Village provide excellent recreational facilities including horse-riding, pitch and put and mountain bike trails. There is sailing and windsurfing at Baltic Wharf and even surfing at “The Wave.”

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the aforementioned Ashton Court Estate, and Durdham Downs which is across the famous Suspension Bridge.

For the commuter, the A4 has a direct link to Bristol City's centre as well as a cycle path and on foot from the subject property. The motorway networks M5 and M4 are both easily accessible. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies/connects to many European Cities.

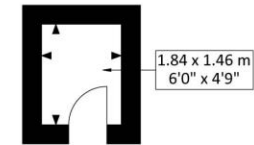




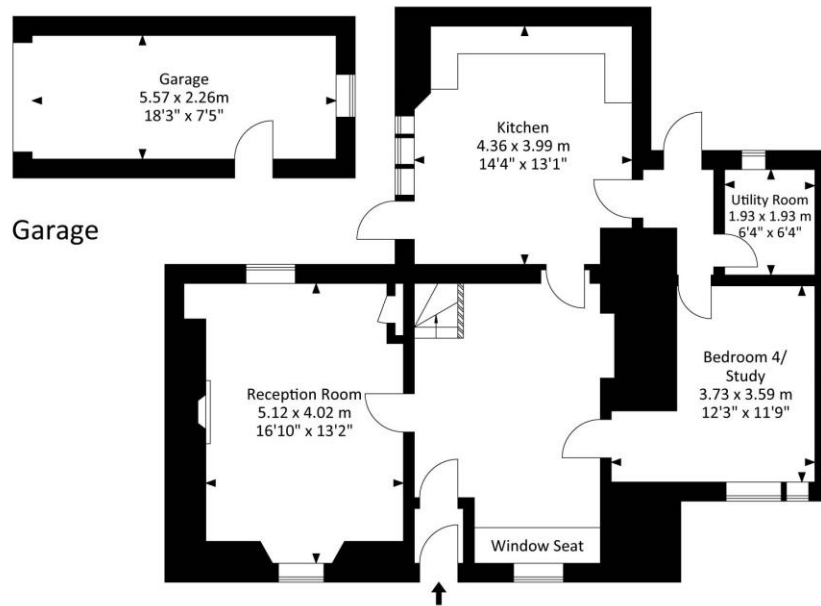
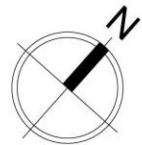
IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

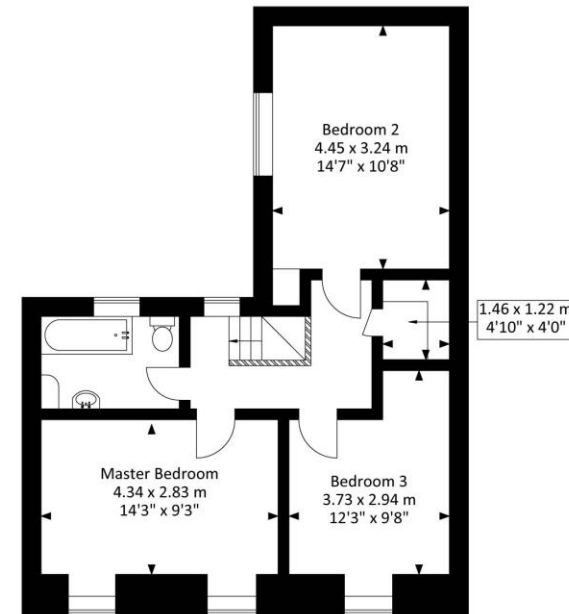
Approx. Gross Internal Area
 1440.00 Sq.Ft - 133.78 Sq.M
 Garage
 135.00 Sq.Ft - 12.54 Sq.M
 Outbuilding
 29.00 Sq.Ft - 2.68 Sq.M
 Total Area
 1604.00 Sq.Ft - 149.0 Sq.M



Outbuilding



Ground Floor



First Floor

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.



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