



debbie fortune
ESTATE AGENTS



Salida

Ubley



Salida, The Street, Ubley, Bristol, BS40 6PN £810,000

- ARTIST CONSTRUCTOR HOUSE
- BUILT 1970's
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- UTILITY ROOM

UNIQUE MODERNIST HOUSE IN UBLEY - This iconic home is one of the four unique homes designed and built by the renowned Organ brothers. Rarely available for purchase and set in a wonderful position in the Chew Valley.

SITUATION

Ubley is a picturesque village nestling in the valley at the base of the Mendip Hills close to Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, birdwaching, fishing, sailing and dry-skiing are just some of the activities available around. Ubley, in the county of Bath & North East Somerset, has a church and a thriving village primary school (www.ubley.bathnes.sch.uk) which is sought after by families both within and outside the village. There is also a splendid multi purpose village hall. The nearby village of Blagdon is well served by the usual range of village facilities including a village store, post office, public house, parish church and Pre-School. Further information about the village of Blagdon can be obtained from the website (www.blagdon.org) Secondary education is situated at Chew Valley Secondary School (www.chewvalleyschool.co.uk) and Churchill Academy & Sixth Form Centre which has recently been awarded 'Outstanding' by Ofsted also benefits from a modern sports complex, and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Only seven miles to the north of the Chew Valley is the City of Bristol, the West Country's financial and business centre, whilst the charming City of Bath with its Roman origins and Georgian architectural masterpieces is under half an hour's drive to the East. On the southern side of the Mendips is the historic City of Wells, England's smallest, with its ancient Cathedral. Access to the motorway network is at Clevedon (junction 20), St. Georges (junction 21) and Edithmead (junction 22) and there is an international airport at Lulsgate and mainline railway stations at Weston-super-Mare, Yatton and Bristol.

DIRECTIONS

Travelling from Blagdon on the A368 Bath Road, turn left onto Squire Lane, turning right onto The Street, you will see Salida is on your immediate right.



DESCRIPTION

Salida is an outstanding example of modernist architecture, designed by the local exponents of this style, Tim and Bob Organ under their Artist Constructor firm.

Set back from the main street in the pretty village of Ubley, Salida is one of four detached homes of this style which enjoy a wonderful series of garden and patio areas that wrap around the entire property. Salida is unique however, retaining much of the original features from this period, recognisable for their pure white exteriors and mono-pitch roofs, the house itself has been cherished by the current owners who have preserved internal detail such as its wood clad vaulted ceilings and original bathroom tiling which remain in impeccable condition.

The house is flooded with light, largely thanks to the south facing rear with an expanse of floor to ceiling glazing, a signature element of this style.

The house is entered via a large, tiled entrance hall with a cloakroom and wrought iron highlights that lead into a magnificent dining and reception room. Your eyes will be drawn to the high, vaulted ceiling and wide-open views onto the impressive south facing gardens. The kitchen is next to the dining area and has been updated in recent years with modern built-in units and appliances but retains the original and useful serving hatch.

Opposite we find the breakfast room, a charming sun-kissed area with flexible use and further up the hallway are the first of four double bedrooms, the second of which, currently used as a TV lounge, enjoys French doors that open onto the rear garden and an additional door that leads into a sunroom which could be further converted. Next to the kitchen is a sizeable storage cupboard, one of several on this floor, and between the bedrooms is the first bathroom, with a modern walk-in shower.

Back to the hallway we access a grand, rounded staircase to the first floor. There are two large double bedrooms with large windows overlooking the gardens and a family bathroom bedecked with mid-century tiling and original bath, with shower over, all in wonderful condition.

Returning to the ground floor hallway, we access a utility room which offers further access to a covered walkway with floor to ceiling glazing and a double door leading onto a side patio. From here we can enter the rear of the double garage and another exit to the front of the property. This also accesses the detached study that offers a wonderfully peaceful location for work or hobbies, away from the main house and overlooking the mature side gardens. The driveway leading up to the garage provides ample space for parking and this is surrounded by a vast area of lawn, mature trees and shrubs that begin at the front of the property and lead around towards the rear. At the side of the house is a walled area, screened from the main garden and boasting a greenhouse and composting area. Beyond this is the show stopping rear garden, fully south facing and perfectly landscaped to provide a large lawned area and large bedding areas, all of which are set in front of a beautiful backdrop of the fields behind and the hillside woodland.

The whole property offers a wonderful amount of privacy whilst still being located in the heart of the village. Salida is a perfect purchase for those with a passion for the Modernist style but will equally welcome a family seeking an exciting project with a vast amount of scope.

PROPERTY INFORMATION

Tenure - Freehold

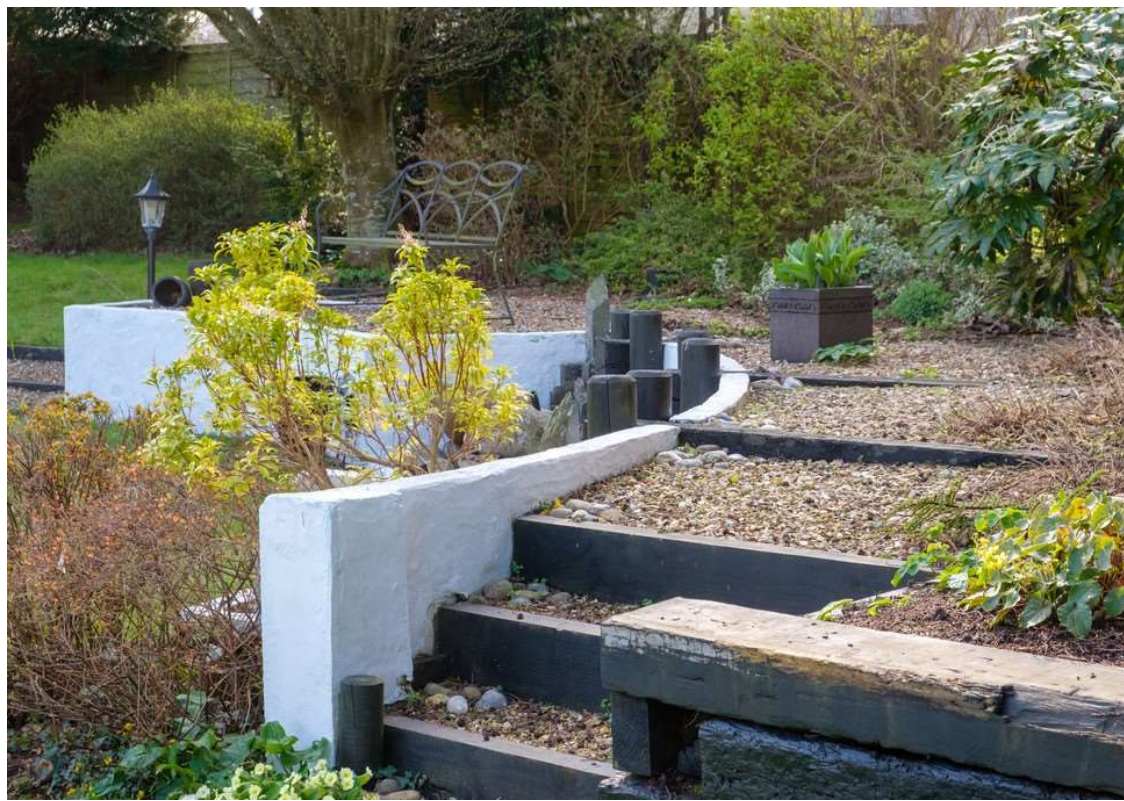
Council tax band - F

EPC rating - TBA

Our vendor says... We have been fortunate to live in this very special home, which is bright and uplifting. The house is great for entertaining, both in the house and in the garden on fine days. Our home is part of a vibrant, caring village community.

We have noticed... Salida is a breath of fresh air and offers a wonderfully spacious home within one of the most popular villages in the Chew Valley. Testament to this is the current owner's enjoyment of the property these past 30 years!





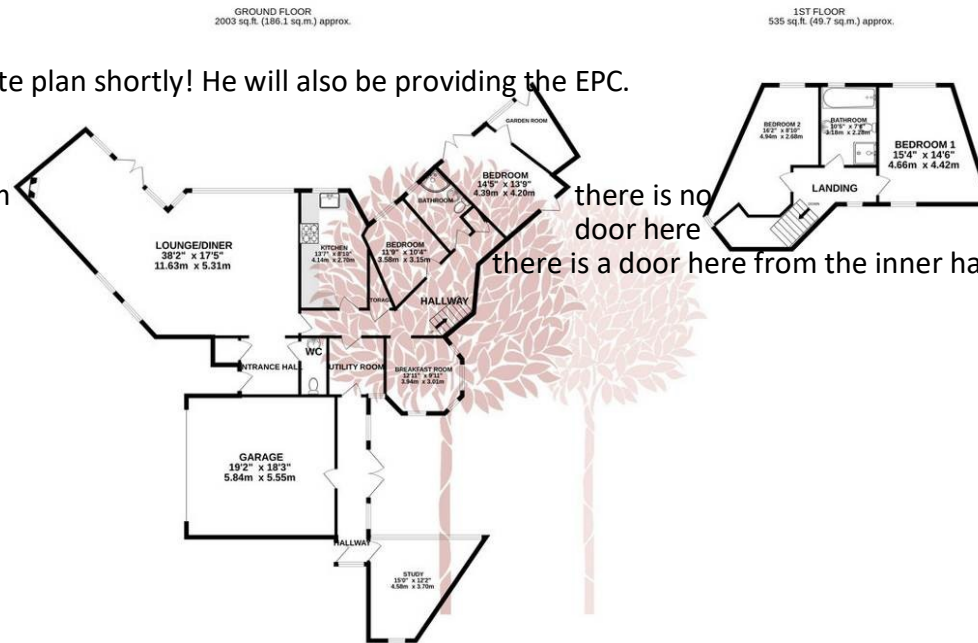
Floorplan

Please can this plan be made larger?

Gary will be supplying a more accurate plan shortly! He will also be providing the EPC.

this end of the room
is inaccurate

there is no
door here
there is a door here from the inner hallway



TOTAL FLOOR AREA: 2538 sq. ft. (235.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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