



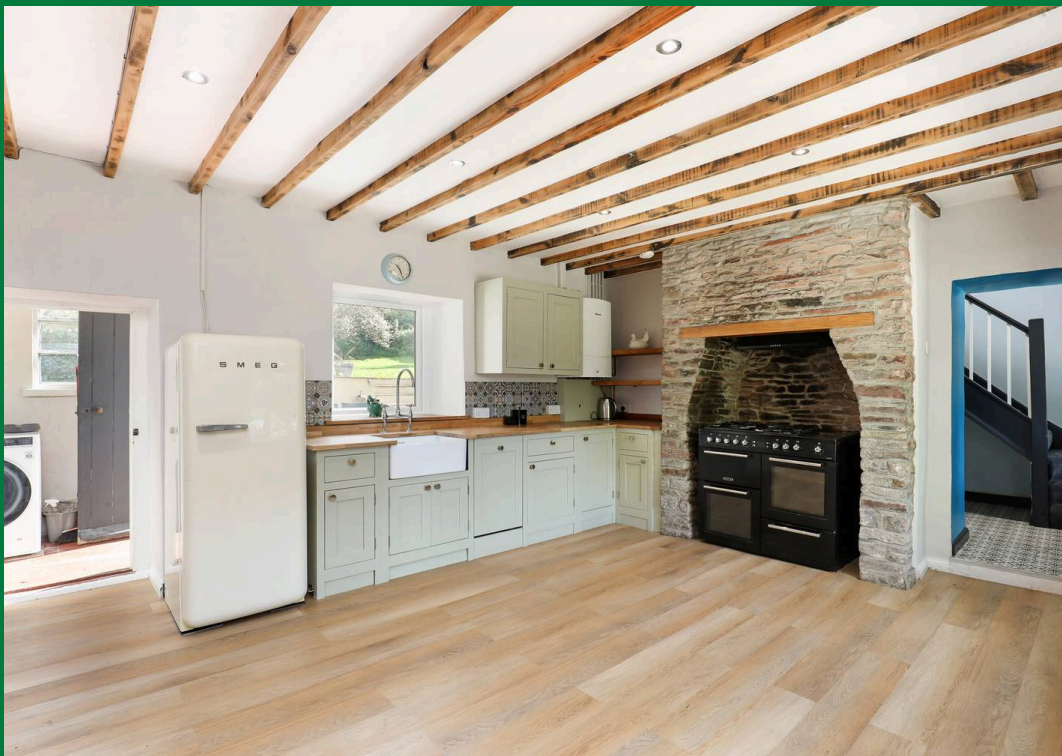
**COUNTRY**  
PROPERTY



## The Chestnuts

Nibley Lane, Yate

£575,000

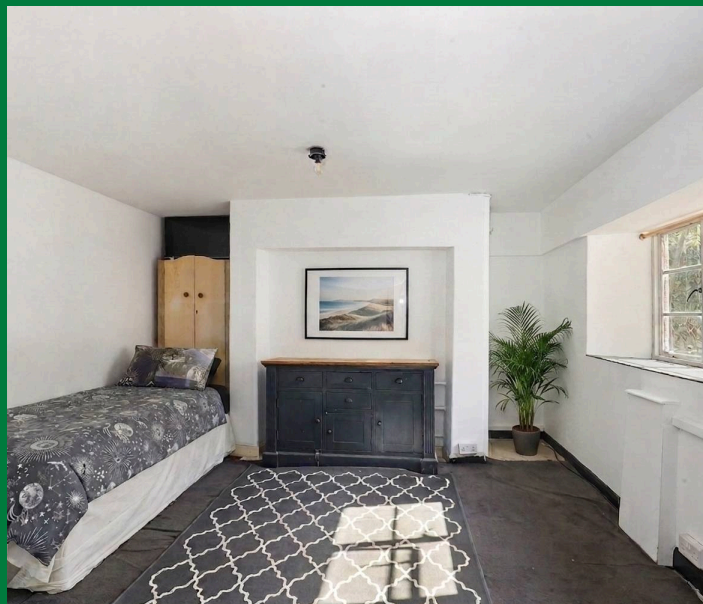


# The Chestnuts, Nibley Lane

Yate, Bristol, BS37 5JG

Spacious character home, situated in an established village location off a small country lane. The Chestnuts features spacious internal accommodation matched to a generous rear garden, where recent landscaping works form an enlarged rear patio pleasingly finished in Indian sandstone, plus summer house. Front access to the property is via a new green Oak porch complimenting the natural stone of the front elevation. Once inside, the kitchen diner is finished in a classic cottage style - there is a separate lounge, 2nd reception room which can be used as a dining room or downstairs bedroom - over this room, next door has a flying freehold. Upstairs we find 3 bedrooms, a family bathroom, and a useful loft room which would make an ideal children's bedroom or playroom. The property is recently renovated throughout and in doing so, care has been taken to retain, and enhance such original features as exposed stone walls, beams, fireplaces and an inglenook in the kitchen, and so on. Quite simply, a lovely cottage in a peaceful non-estate setting. Offered for sale in an excellent standard of presentation with no onward chain.

- Character 3/4 Bedroom Cottage
- Peaceful Hamlet Location
- Close to Rail Station & Shops
- Large Kitchen Diner
- Lounge & 2nd Reception
- Generous Garden and Patio
- Lots of Parking
- Energy Efficiency Band tbc





## Location and Situation

Nibley is a historic hamlet located on the Western outskirts, in between Yate and Coalpit Heath. Now bypassed by the A432, Nibley Lane represents a lovely place for a ramble in the countryside, with rural walks on the doorstep. The Swan pub is a short walk from the property, well renowned for its excellent food. For those commuting to Bristol, MoD or Aerospace, or for national journeys, Yate rail station is a half-mile walk from the property (15 mins). Yate Shopping Centre is about 1 mile, with an enormous range of shops, supermarkets, restaurants, and leisure facilities, such as Tesco Extra, M&S food, Next, Morrisons, 'Active' leisure centre, doctors surgery and many others. Central Bristol about 10 miles, Bath 13 miles, M5, M4, M32 motorway network.

## Further details

Council Tax band: D

Tenure: Freehold

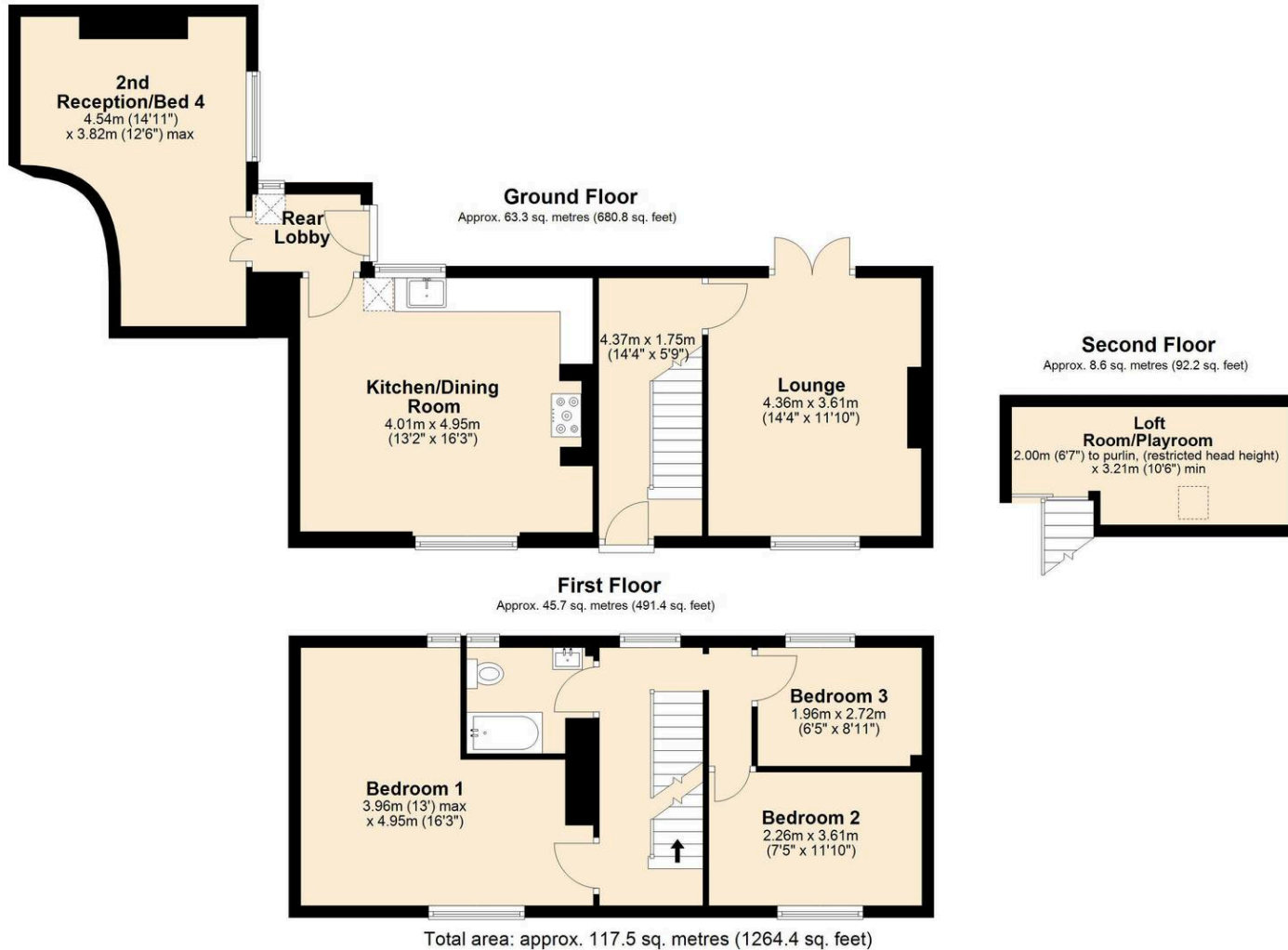
EPC Energy Efficiency Rating: D

No Onward Chain

Double Glazing & Gas Central Heating







Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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