



Long Ashton

Guide Price £1,250,000

LEESE &
GORDON
Independent Estate Agents

10 Miners Close, Bristol, BS41 9DE

- Stunning Elevated Views
- Large Open Plan Family Kitchen
- Very High Quality Finish Throughout
- Double Garage/Gym/Office
- Plenty Of Off Street Parking

What a view! Enjoying an elevated position with South West facing rear garden and outlook over Long Ashton village, farmland, woods and in the far distance on a clear day there are even glimpses of the sea towards Bridgewater Bay and Mendip Hills.

Located on the cusp of Bristol and Clifton within a five to ten minute drive of both via The Suspension Bridge or Bristol harbourside. The house has a rural feel and outlook whilst being part of a vibrant village. Perhaps the best of town and country? For many the house will be their dream family home. Built circa 20 years ago and forming part of an exclusive private development its been comprehensively remodelled, updated and improved to create a magnificent turn-key family home that has had everything done in recent years. It is worth noting the house is offered for sale with no onward chain and at around 3500 sq/ft its a sizable property.

If you are after character and unique living spaces this house offers a lot whilst being discreetly tucked away behind and unassuming front approach. Its nestled into the folds of the hill with its approach giving little clue to the scale of the house beyond. The accommodation is arranged over three floors with its hall floor providing the main daily living rooms. Impressive galleried hallway with cloakroom. Double doors open at the far end open to the dining room and draw the eye with the first glimpses of the vista to the rear. To the left of the hall sits a triple aspect kitchen/living space. Sleek high gloss grey kitchen units incorporate island unit under contrasting composite worksurfaces. Liebherr fridge/freezer, range cooker and built in appliances. French doors open onto a rear terrace. The living room is a mirror image at the other end of the house. Contemporary fireplace and once more those amazing views via French doors. This time onto a Juliette balcony.





Upstairs a recent loft conversion with staircase that seamlessly fits into the hall provides three generous double bedrooms serviced by a family bathroom. The lower floor like the upper provides three bedrooms. This time the master bedroom and guest bedroom have en suite shower rooms and both open onto the rear terrace. The remaining bedroom is serviced by a family bathroom. Utility and boiler room complete the ground floor accommodation.

Externally the double garage has been converted into a home office/gym with toilet and kitchenette facilities. Electric heating ensures year round usability whilst bi-fold doors open onto the drive. Off street parking is provided in several areas with an additional gated parking area behind the garage large enough to accommodate a motorhome or alternative sized vehicle. Adjacent to the garage is a fenced in garden area with AstroTurf. Big enough to kick a ball about, play games and with built in trampoline its ideally suited to younger children in a secure setting. The rear garden is again low maintenance and arranged over several levels. A discreetly screened area is outside the kitchen and provides space for recliners, sofa or dining table. Steps lead to the lower level which is more expansive and provides plenty of space for entertaining and relaxing. A spa is tucked into one corner and will remain with the house. A garden room has scope for storage or to create a mini bar/kitchen to service the garden area.

Additional Information.

Miners Close is a private road with residents contributing to its maintenance and upkeep. All planning permissions and building regulations sign off is in place for the works carried out. This includes loft conversion, replacement windows, garage conversion, heating and wiring systems. A comprehensive alarm and security camera system is installed.

Long Ashton is a popular satellite village on the western side of the city. With easy commute into the city and popular districts it has great local amenities including shops, schools, pubs and even a golf course at the end of the lane. The parkland of Ashton Court estate is also close at hand via public footpaths that traverse the area.



Energy Performance Certificate

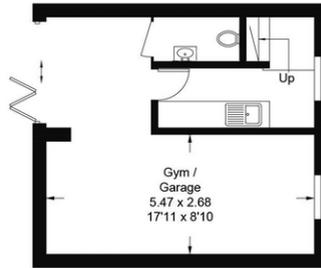
Rating C

Council Tax:

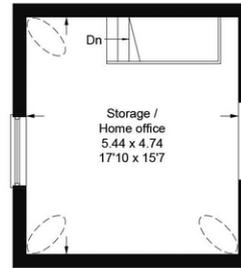
Band G

Miners Close, Long Ashton, Bristol, BS41 9DE

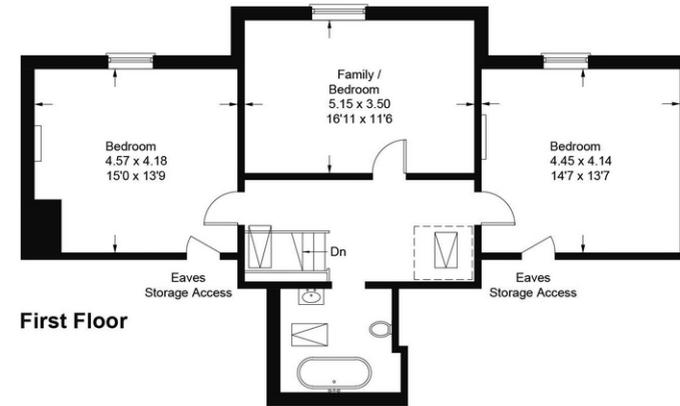
Approximate Gross Internal Area = 269.4 sq m / 2900 sq ft
 Gym / Garage / Store / Office = 57.8 sq m / 622 sq ft
 Total = 327.2 sq m / 3522 sq ft



Outbuilding - Ground Floor

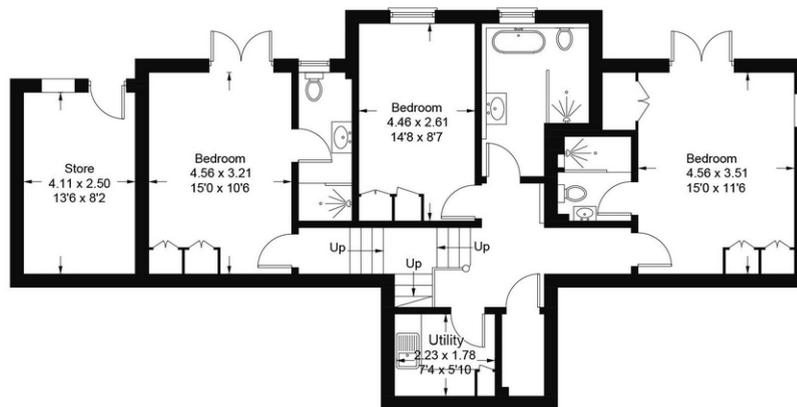


Outbuilding - First Floor

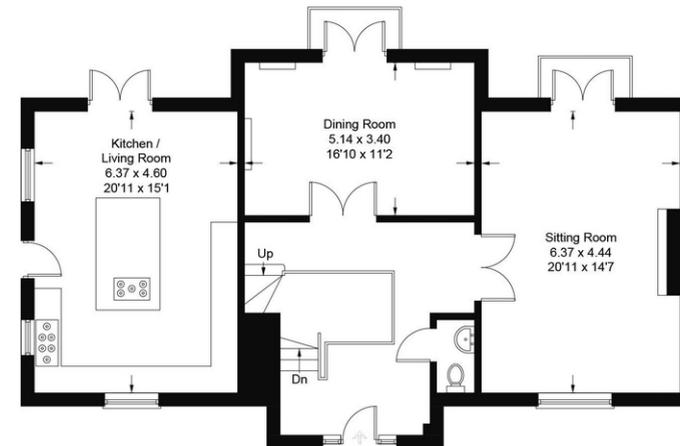


First Floor

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID964963)