



Folleigh Lane, Long Ashton

AlexanderMay
SALES & LETTINGS

Fern Hill House, Folleigh Lane, Long Ashton BS41 9JB

Guide Price: £1,100,000

- Unique Five Bedroom Detached Home
- Prime Long Ashton Location
- Elevated Postion with Stunning Southerly Views
- Open Plan Kitchen / Dining / Family Room
- Impressive Sitting Room with Views Towards Bristol
- Two En-Suite Shower Rooms & Family Bathroom
- Garden Room & Utility Room
- Generous Mature Gardens
- Off Street Parkign for Multipel Vehicles
- Detached Double Garage

SUMMARY

A distinguished five-bedroom detached architect-designed residence (circa 2,650 sq. ft.), featuring two en-suite bedrooms and occupying an elevated, private position with commanding far-reaching views. Further highlights include a beautifully oriented south-facing garden, generous off-street parking, and a double garage. Commissioned and designed by the current owners, who have cherished the home since its construction in 1982, this unique bespoke residence presents a rare opportunity to acquire a home of genuine distinction in an exceptional setting. Enjoying a coveted setting along one of Long Ashton's most desirable lanes, the property offers the perfect balance of peaceful village living and convenient access to Bristol. Local amenities, bus connections, and an abundance of picturesque countryside walks are all within easy reach. The accommodation is laid over three split levels with the ground floor consisting of an open plan kitchen / dining / living room, garden room, stunning sitting room, utility room and bedroom with en-suite shower room. To the first floor is the master bedroom with dressing area and en-suite shower room. The lower ground floor offers three bedrooms, family bathroom and workshop.

ACCOMMODATION

ENTRANCE

Access to lower ground floor. Cloakroom Storage cupboard. Radiator.

KITCHEN / DINING / FAMILY ROOM

Large windows to rear. Open plan kitchen with a range of base and wall units with granite worktop over. Four ring gas hob with extractor above. Wall mounted double oven. Integrated appliances include fridge and dishwasher. Heated towel rail. Large storage cupboard.

UTILITY ROOM

Window to front. Stainless steel sink. Space for fridge freezer, washing machine and dryer. Access to rear garden.

GARDEN ROOM

Lovely floor to ceiling windows with stunning southerly views. Log burning stove. Tiled floor. Access to rear garden.

SITTING ROOM

Large windows to side and rear. Stunning views. Open fireplace. Two radiators.

BEDROOM TWO

Floor to ceiling window to side. Wall mounted radiator.

EN-SUITE SHOWER ROOM

Enclosed mains fed shower. Floating sink. WC. Fully tiled. Extractor. Radiator.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

Windows to rear. Vaulted ceiling. Large storage cupboard. Walk in wardrobe. Radiator.

EN-SUITE SHOWER ROOM

Window to front. Enclosed mains fed shower cubicle. Vanity unit. WC. Tiled floor.

LOWER GROUND FLOOR

BEDROOM THREE

Window to side. Radiator.

BEDROOM FOUR

Window to side. Two storage cupboards. Radiator.

BEDROOM FIVE

Window to Rear. Radiator.

FAMILY BATHROOM

Window to front. Mains fed shower over bath. Vanity unit. WC. Radiator.

WORKSHOP

Useful space with work bench and access to rear gardens.

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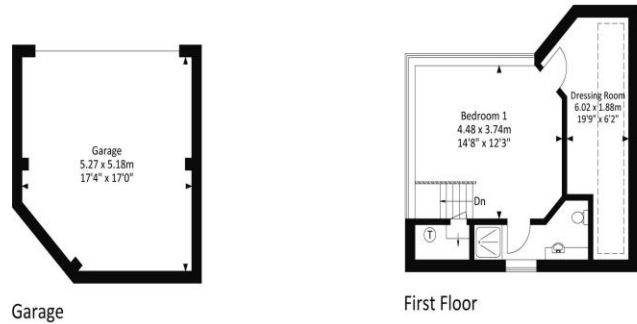
Approx. Gross Internal Area
2180.88 Sq.Ft - 202.61 Sq.M

Garage Area
278.35 Sq.Ft - 25.86 Sq.M

Wood Store Area
84.81 Sq.Ft - 7.88 Sq.M

Workshop Area
109.25 Sq.Ft - 10.15 Sq.M

Total Area
2653.30 Sq.Ft - 246.50 Sq.M



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.

Tenure
Freehold

EPC Rating
D

Council Tax Band
G

Services
Mians gas, electric and water

Clifton : 01179 744 766
Long Ashton : 01275 393 956
Southville : 01174 523 700



