



HOLLISTERS

Upton Cheyney, South Gloucestershire



AN IMMACULATELY RESTORED GRADE II LISTED HOUSE

Set in landscaped gardens with outstanding views, just 7 miles from Bath City Centre.

Summary of accommodation

Reception hall | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite | Four further bedrooms | Three further bathrooms

Cottage: Kitchen | Sitting room | Bedroom | Bathroom

Garage | Barn | Traditional outbuildings | Wine store | Outdoor heated swimming pool with pool house

Landscaped garden and grounds | Wild flower meadow

In all about 5.51 acres

Distances: Keysham train station 3.4 miles | Bath 6 miles | Bath Spa train station 7 miles (London Paddington from 90 minutes)

Bristol 8 miles | M4 (Junction 18) 8 miles | Bristol Airport 16 miles

(All distances and times are approximate)

SITUATION

Hollisters occupies a peaceful and elevated position in the popular village of Upton Cheyney within an Area of Outstanding Natural Beauty. It is conveniently located between Bristol and Bath and the village provides good amenities with a village pub, The Upton Inn.

There is an excellent range of schools in the area, including the Royal High School, Kingswood and King Edwards School in Bath, with Westonbirt, Marlborough College, Dauntsey's, Clifton College and Millfield further afield.

The communications are excellent. Bath Spa Station provides a regular mainline rail service to London Paddington as well as Bristol. Keynsham rail station is also a 10-minute drive away offering a regular train service that takes just 6 minutes to Bristol Temple Meads and junction 18 of the M4 motorway is 8 miles away, taking only 20 minutes.

THE PROPERTY

Hollisters is a handsome Grade II listed country house with exceptional panoramic 270 degree views across the rolling countryside.

With 17th and early 18th century origins, the main house, cottage and outbuildings were extensively restored prior to 2015. Since then, the property has undergone further comprehensive renovations under the supervision of leading architects from Nash Partnership.

The main house is spacious, airy and well-designed with a wealth of period features including fireplaces, stone mullion windows and stone floors. The stylish interiors are the perfect blend of traditional features and modern living.





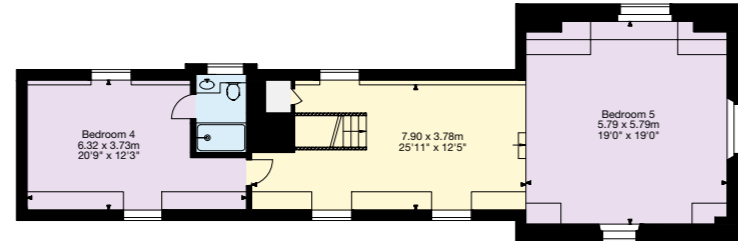
The property is arranged over three floors. The ground floor offer generous reception rooms including an impressive entrance hall, drawing room, study/library and sitting room, together with a dining room, kitchen/breakfast room and utility room.

A key addition to the main house is the new utility room, accessible from both the front and rear of the house. It houses laundry appliances, a Belfast sink, a secondary fridge freezer and a wine fridge.

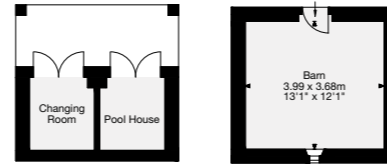
The first floor comprises a principal bedroom with en suite bathroom, two further double bedrooms, one of which is en suite and a further bathroom. The second floor provides flexible accommodation (currently bedroom 4 and 5) with potential to reconfigure further (subject to planning).



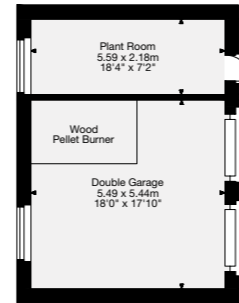
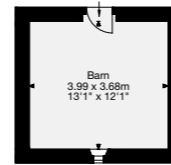
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



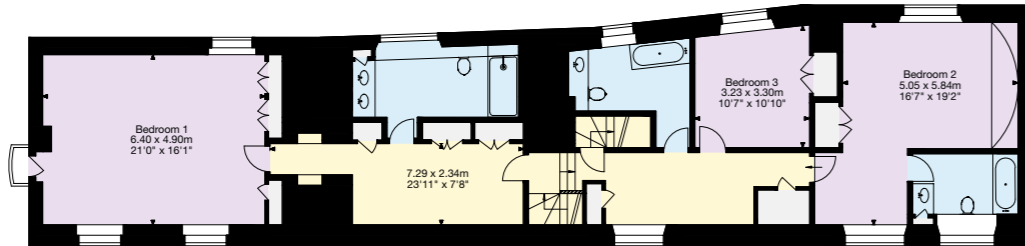
Main House - Second Floor



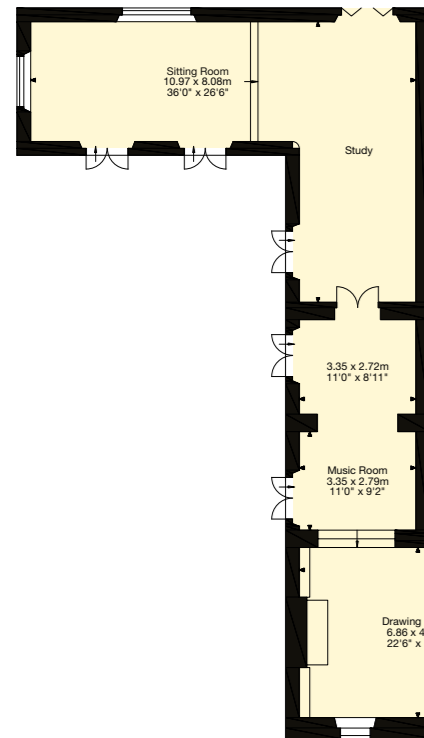
Outbuildings



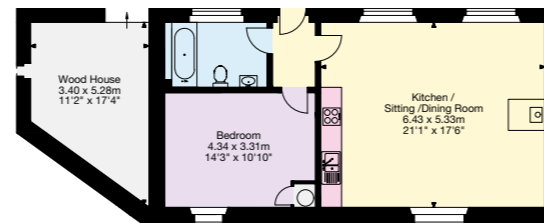
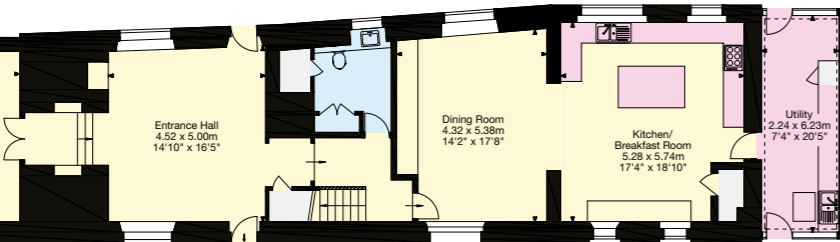
Garage



Main House - First Floor



Main House - Ground Floor



Cottage

Approximate Gross Internal Area
603 sq m / 6,490 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





The cottage has been fully renovated into a modern guest suite. It includes a kitchen, living area, bedroom and bathroom, and is designed to be accessible for guests with mobility concerns. A separate stone outbuilding has been restored to create a well-insulated, naturally cool wine store.





GARDEN, GROUNDS AND OUTBUILDINGS

The gardens at Hollisters are a delight and have been designed to encourage biodiversity and interest throughout the year. There are also spectacular sunsets from the rear of the garden as the sun drops behind Redfield Hill to the west.

A pergola sits to the rear of the house, draped in climbing roses and clematis and has created an excellent outdoor dining area. Within the garden there are formal lawns, neat clipped topiary, perennial planting, lavender borders and mature specimen trees. The attractive ornamental pond has a central fountain, which aerates the water to support a thriving aquatic ecosystem with irises, lilies, dragonflies and even visiting ducks.





To the northeast is a productive kitchen garden and beyond the deer fencing is a wildflower meadow. The heated outdoor swimming pool and pool house is in a sheltered position with incredible views. It is west facing so is a fantastic sun trap during the summer months.

Nash Partnership have provided plans for a pavilion-style outdoor fitness studio positioned to take advantage of the pool's elevated setting and outstanding views.

There is a garage and the outbuildings house the wood pellet biomass boiler.

PROPERTY INFORMATION

Tenure: Freehold

Services: We are advised that mains water, electricity, drainage and a wood pellet biomass boiler for heating are connected to the property.

Local Authority: South Gloucestershire District Council

Council Tax: Band H

Postcode: BS30 6NH

What3Words: ///hurry.poppy.signal



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