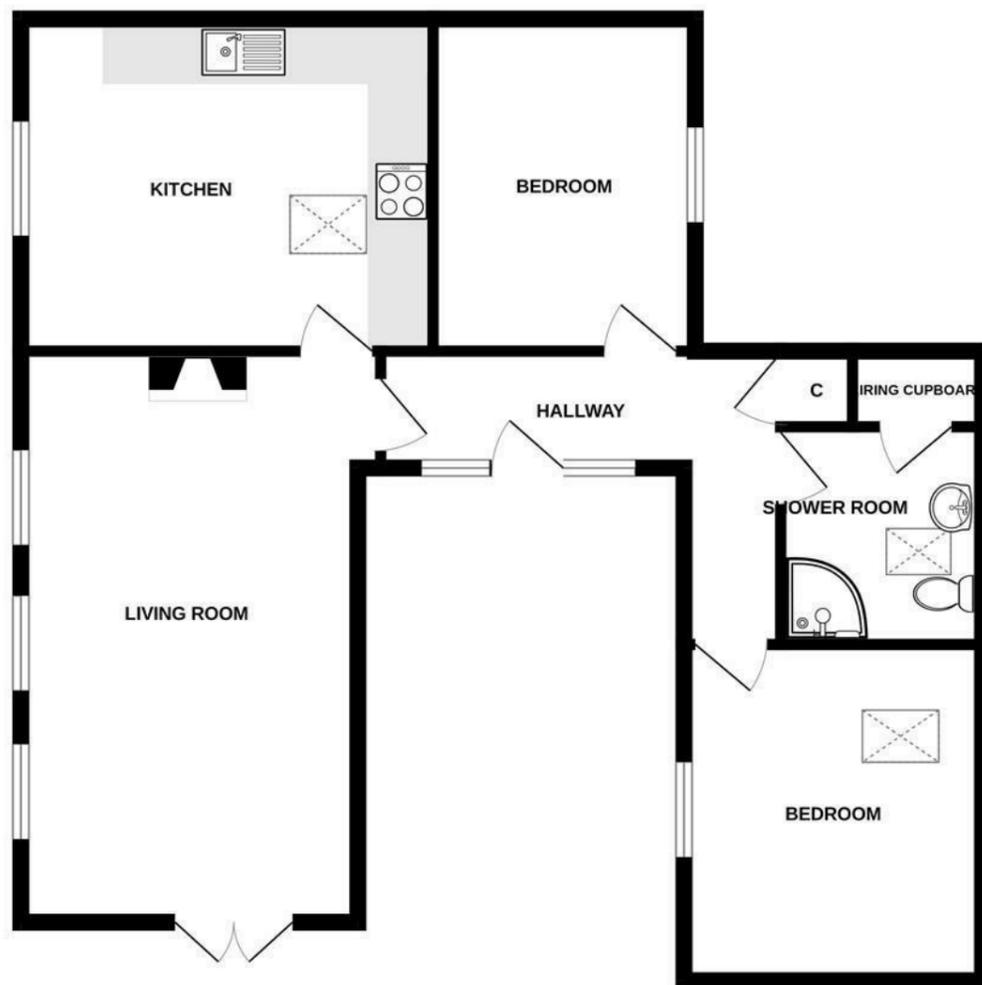


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

The Old Estate Yard Cottage Brewery Hill, Upton Cheyney, Bristol,  
BS30 6ND



Price Guide £500,000

A unique detached single storey cottage set in the heart of a much sought after village within easy reach of Bristol and Bath.

- Delightful stone & tile detached single storey home
- Set in the heart of an unspoilt village with easy access to Bristol, Bath & surrounding countryside
- Redecorated and well presented throughout with early possession available
- Character features including vaulted beamed ceilings, exposed wood floors and wood burning stove successfully fused with modern fittings
- 'L' Shaped entrance hall
- Living room
- Kitchen/dining room
- 2 double bedrooms
- Shower Room
- Extensive wooded grounds extending to over half an acre with ample off street parking



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# The Old Estate Yard Cottage Brewery Hill, Upton Cheyney, Bristol, BS30 6ND

The Old Estate Yard Cottage is a delightful single storey detached property originally believed to date from the 1930's having been built as the estate offices and converted into residential use circa 2002. It has attractive elevations in natural stone beneath a clay tiled pitch roof and is set within wooded grounds extending to over half an acre in the centre of the village of Upton Cheyney, a few steps away from the well-regarded local pub.

The property has recently been redecorated throughout and is well-presented, ready to move into and available with no upward sales chain. It is approached through a double glazed entrance door flanked by matching casement windows to a 'L' shaped hallway, there is a good size living room with vaulted beamed ceiling, French doors to the outside and a wood burning stove for cosy nights by the fire. The kitchen is of good proportions with plenty of space for a dining table and has a range of modern units with appliances included. There are two double bedrooms and a modern shower room.

On the outside, the property is approached from Brewery Hill over a private driveway leading to a parking area providing off street parking for a number of vehicles. The grounds are a particularly fine feature being semi natural and wooded with a number of protected trees providing a unique setting, ideal for those who appreciate nature conservation and wildlife.

Upton Cheyney is an unspoilt village situated in Green Belt between Bristol and Bath within the Cotswold Area of Outstanding Natural Beauty. It comprises mainly stone built period homes and has at its heart an excellent local pub, The Upton Inn. The village is in an elevated position with a network of country walks on the Cotswold Way from which stunning views can be enjoyed.

The City of Bath is approximately 6.5 miles away and Bristol is 7.5 miles. The nearby Town of Keynsham which offers a good range of day to day amenities including a railway station, and Waitrose Food Store is 3.6 miles with a similar distance to Gallagher Retail Park at Longwell Green where there is also access to the Bristol Ring Road. Junction 19 of the M4 at Tormartin is under 8 miles.

In all a rare opportunity presents itself to acquire a manageable village home in a beautiful setting.

In fuller detail the accommodation comprises (all measurements are approximate):

## L'SHAPED HALLWAY

Approached through a double glazed entrance door flanked by double glazed casement windows. Two radiators, alarm panel, cloaks cupboard.

## LIVING ROOM 6.0m x 3.50m (19'8" x 11'5")

Vaulted beamed ceiling and exposed wood floor. The room has a triple aspect with double glazed doors to the outside and deep set double glazed casement windows. Fireplace with wood burning stove, two radiators.

## KITCHEN/DINING ROOM 4.27m x 3.53m (14'0" x 11'6")

Deep set double glazed casement window, exposed wood floor and vaulted beamed ceiling with conservation roof light. The kitchen is furnished with a range of modern wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and panelled surrounds. Inset one and quarter bowl sink unit with mixer tap. built-in oven, hob and hood. A free standing microwave, slimline dishwasher, washing machine and fridge/freezer are included in the sale price. Radiator.

## BEDROOM 3.65m x 3.17m (11'11" x 10'4")

Deep set double glazed casement window, vaulted ceiling with conservation roof light, radiator.

## BEDROOM 3.22m x 2.80m (10'6" x 9'2")

Deep set double glazed casement window, vaulted beamed ceiling, radiator.

## SHOWER ROOM 2.30m x 2.08m (7'6" x 6'9")

Conservation roof light, heated towel rail, cupboard with Worcester oil fired combination boiler and fitted shelving (excluded from measurements). The shower room has a modern suite in white with chrome finished fittings comprising WC with concealed cistern, wash basin set in vanity unit with built in storage and a corner shower enclosure with wet walling and a thermostatic shower head. Tiled floor, shaver point.

## OUTSIDE

## GARDENS & GROUNDS

The property enjoys an idyllic central village position within wooded grounds extending to over half an acre.

The property is approached from Brewery Hill over a private driveway (across which a neighbour has a vehicular and pedestrian right of way). The driveway leads to a gravelled parking and turning area providing off street parking for several vehicles. Adjacent to the cottage is a decked terrace with raised beds and a sunken pond garden with a number of surrounding specimen trees. There is a timber shed to one side, the garden continues to the side of the cottage with a flag stone courtyard area leading to the front door.

At the rear, is a good size semi natural wooded garden with an oil storage tank. Outside power and water are provided.

On the far side of the driveway lies a further area of natural wooded garden with an open fronted timber wood store and shed. A haven for wildlife.

## TENURE

Freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Planning: The property is situated in Green Belt. It is unlisted but within a Conservation Area and the Cotswold Area of Outstanding Natural Beauty. Permitted development rights have been removed so any extensions to the existing footprint would require formal planning consent. Trees in the garden are protected by Tree Preservation Orders. There is a lapsed planning consent for a detached double garage.

## SERVICES

Mains water, electricity and drainage are connected to the property. There is no gas in the village. The cottage has oil fired central heating.

## VIEWING

By prior appointment with the agents. The postcode centres further up the lane away from the property and it is best identified as being opposite the junction of Brewery Hill and Wick Lane. Travelling from the Bath Road it is found just beyond the Upton Inn, on the right hand side recognised by the for sale board.

