



Connells

Court Farm Road
Longwell Green Bristol

Court Farm Road Longwell Green Bristol BS30 9AE

for sale offers in excess of
£1,000,000



Property Description

A truly exceptional converted bungalow set in an outstanding location with panoramic countryside views. This thoughtfully renovated home offers flexible accommodation throughout, ideal for multi-generational living or income potential.

The ground floor features a welcoming entrance hall leading to a spacious lounge with dual-aspect windows framing far-reaching views, seamlessly opening into a large kitchen/family room with modern fitted units and integrated appliances. The main bedroom boasts a stunning vaulted ceiling, walk-in wardrobes, and a luxurious en-suite bathroom.

A self-contained apartment is also accessible from the entrance hall, comprising a kitchen/living room, two bedrooms, and a bathroom. On the lower ground floor, there are two further self-contained apartments—one with a lounge, kitchen, bedroom, and bathroom, and the other offering an entrance hall, lounge, kitchen, two bedrooms, and bathroom.

Within the grounds, a detached annex includes a kitchen/living room, bedroom, and bathroom, alongside an indoor kitchen. Additionally, a separate studio with light, power, and a bar provides a unique entertaining space.

The property enjoys a sunny, low-maintenance garden and a driveway for several vehicles, all tucked away down a private lane, making the most of its stunning setting.

Amenities

Key to the location is the feeling of open countryside combined with convenience. Court Farm Road is one of the most sought after locations on the eastern side of Bristol. The centre of Longwell Green is approximately half a mile away and has a Tesco convenience store with post office,

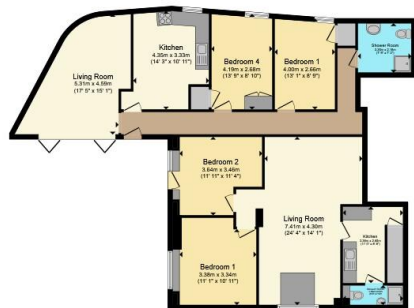
supermarket, various takeaways, public house, village hall and primary school. Gallagher Retail Park some 1.5 miles away has a good range of outlets including Marks and Spencer, Boots, B&Q and Asda Superstore as well as being adjacent to the Bristol Ring Road and Aspects Leisure Park and Cinema.

Keynsham Railway Station is 2 miles away with the Town itself providing a good range of amenities while the City of Bristol which offers facilities on a regional scale is some 5.5 miles away. The UNESCO World Heritage City of Bath is 8 miles to the east.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor



Annexe

Total floor area 467.4 m² (5,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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131 Bath Road Longwell Green
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EPC Rating: D Council Tax
Band: F

view this property online connells.co.uk/Property/BLG104282

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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