

## Cotswold Cottage Lansdown Lane, Upton Cheyney, Bristol, Auction Guide Price +++ £995,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE + OUTBUILDINGS
- REDUCED - WAS £1.45M
- HUGE POTENTIAL | HOME | DEVELOPMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold ELEVATED DETACHED HOME with 2.7 ACRE PLOT plus Outbuildings | HUGE POTENTIAL | Reduced - was £1.45m

# Cotswold Cottage Lansdown Lane, Upton Cheyney, Bristol, BS30 6NF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Cotswold Cottage, Lansdown Lane, Upton Cheyney, Bristol BS30 6NF | Freehold Detached House and Outbuildings with Huge Potential | Hollis Morgan Live Online Land & Property Auctions

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

Cotswold Cottage ( 2305 Sq Ft ) occupies a stunning elevated position with panoramic views of Bristol towards the Welsh Hill and across to the Cotswolds, all set within an area of Outstanding Natural Beauty. The 2.7 acre plot is approached on a single track country lane with access via an electric gate ( plus secondary vehicular access ) and cattle grid with a large parking area plus various substantial outbuildings ( 2941 Sq Ft ) with formal wrap around gardens, gently sloping paddock to the rear and an arboretum to the west side of the property that enjoys the benefit of a separate access and outbuildings. The spacious accommodation is designed to take full advantage of the outstanding outlook with three principle reception rooms, kitchen and utility plus four bedrooms.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - G  
EPC - F

### THE OPPORTUNITY

REDUCED PRICE | AUCTION

The property was originally listed with respected Bath agents with an asking price of £1.45m and now has a reduced guide price for sale by auction.

FAMILY HOME | COSMETIC UPDATING

The property has been a much loved family home for many years and would now benefit from cosmetic updating with scope for a fine property on the edge of this sought after village.

GRAND DESIGNS

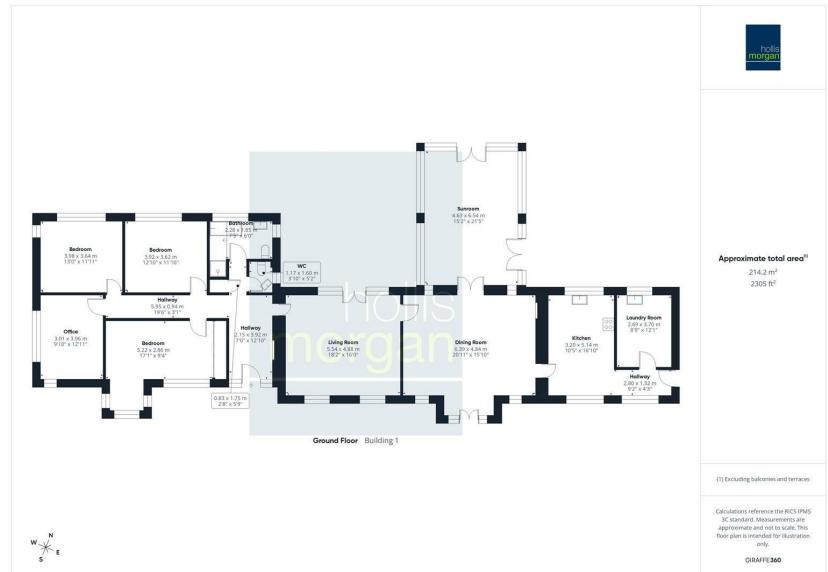
Given the outstanding location and outlook there is scope for a grand design style project to either redesign and extend the existing property or demolish and erect a new dwelling.

RESIDENTIAL DEVELOPMENT

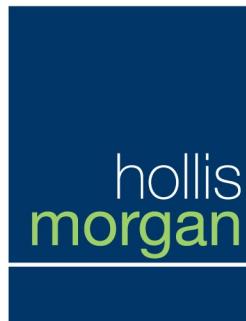
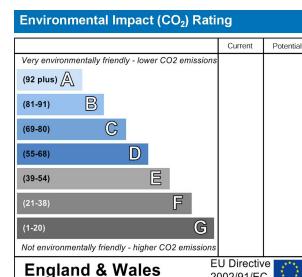
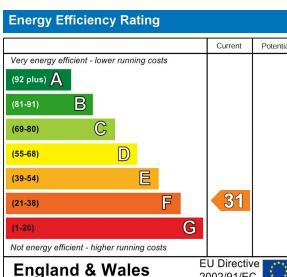
Interested parties will note the second vehicular access and the range of large outbuildings.  
There is scope to split the existing property and develop the outbuildings to create multiple dwellings on the plot.

\*All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



estate agents | auctioneers

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.