



Yew Tree Cottage, The Street, Ubley, Bristol, BS40 6PA

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- Stone Built Detached Cottage
- Central Village Location
- Three Reception Rooms - Two with Inglenook Fireplaces
- Spacious Kitchen Breakfast Room
- Generous utility room
- Four Double Bedrooms, One with Ensuite
- Family Bathroom and Downstairs Shower Room
- Pretty Mature Gardens
- Double Garage and Parking

## **Chocolate-box, stone-built detached cottage!**

Believed to date back to 1700, this beautiful and spacious home is nestled in the heart of the picturesque village of Ubley. Yew Tree Cottage has been renovated to a very high standard and retains lots of character – think deep-set windows, original exposed timbers, and beautiful ledge and brace doors.

Entering into the hallway, complete with flag stone flooring, there is a lovely flow, with three well-proportioned reception rooms, two featuring original inglenook fireplaces with wood-burning stoves – so cosy and welcoming. The sitting room is a calm, dual-aspect space, ideal for relaxing with a book or your latest binge-watch, and also benefits from an open fire and an original flagstone floor.

The kitchen is the beautiful hub of the home, offering a lovely range of solid wooden cabinetry, timber flooring and plenty of space for dining – perfect for entertaining, with French doors opening out into the garden. A useful shower room and downstairs loo, together with a utility room/store room complete the ground floor.

Stairs rise from the dining room to the first floor, leading to a spacious landing. The principal bedroom is a generous dual-aspect room overlooking the gardens, complete with a walk-in wardrobe and a stylish ensuite shower room.

There are three further double bedrooms – one with bespoke fitted wardrobes and another with a very pretty period fireplace – share the family bathroom. Each enjoys lovely village views.

Outside, there is a double garage, and the private gardens are wonderfully pretty, with mature borders and raised beds – perfect for embracing the good life with home-grown vegetables. There are plenty of spots for morning coffee or al-fresco dining with friends.

The current owner is moving on after 28 happy years - call us to arrange your viewing!

**Ubley** is a very pretty village, well away from main roads and located between Chew Valley Lake and Blagdon Lake. It has a very active social community; the village hall hosts many events and groups including an annual beer festival and the monthly 'Ubley Publey' where it transforms to the 'local' and brings villagers together. There is a Church in the centre of the village, and the area is great for dog friendly walks and hiking.

The village has an excellent Primary School, Ubley C of E Primary School. Secondary schooling is available at nearby Chew Valley School.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







### ROOM DIMENSIONS

Ground Floor  
 HALL 3'9" x 13'1"  
 SNUG 11'5" x 14'4"  
 DINING ROOM 11'6" x 15'1"  
 LOBBY 5'1" x 4'10"  
 SITTING ROOM 13'9" x 15'0"  
 KITCHEN/BREAKFAST ROOM 16'11" x 14'8"  
 LOBBY 5'5" x 3'2"  
 UTILITY/STORE 4'0" x 8'8"  
 First Floor  
 LANDING 22'5" x 6'11"  
 BEDROOM 12'0" x 14'7"  
 WALK IN WARDROBE 4'9" x 8'7"  
 ENSUITE 4'7" x 5'7"  
 BEDROOM 13'10" x 13'9"  
 BEDROOM 10'2" x 8'9"  
 BEDROOM 15'5" x 9'0"  
 BATHROOM 15'3" x 5'3"  
 Outside  
 DOUBLE GARAGE 17' x 17'



TOTAL FLOOR AREA: 2128 sq.ft. (197.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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