

LONDON ROAD

gth

WARMLEY





131 London Road, Warmley South Gloucestershire BS30 5ND

 3
  4
  2
  176 sqm

An exceptionally rare opportunity to purchase this well established equestrian property, positioned on the fringes of Bristol, set in approximately 12 acres of land. The four bedroom semi-detached home, comes with the further benefits of stabling, menage, 'static lodge' and outbuildings providing excellent versatility to this already unique home.

Freehold Guide Price £1,075,000

DESCRIPTION & OUTSIDE

In brief the ground floor accommodation comprises study, dining room, living room, kitchen, cloakroom and boot room/utility. Patio doors open from the driveway into the study and dining room beyond. Both the study and dining room enjoy fantastically unspoilt views out over the surrounding common land, with the later also creating an excellent entertaining space. The impressively well proportioned living room creates a contradiction in terms by feeling wonderfully spacious and yet incredibly cosy, with the exposed beam ceilings and wood burning stove, this is the perfect spot to retire too on a cold winters evening. The kitchen has been well stocked with an array of wall, draw and base units finished in solid wood shaker style with integrated appliances, including dishwasher, cooker and hobs. complimentary tiling has been applied to all splash prone areas. Sliding patio doors lead from here out into the rear garden. No country residence is complete without a utility/boot room which has been fitted with wall and base units along with plumbing points for a washing machine and downstairs cloakroom adjoining.

On the first floor are four bedrooms a family bathroom and shower room. Bedrooms one to four are all comfortable sized double rooms with the former too also enjoying a good level of integrated wardrobe space. Bedroom four equally benefits from further built in wardrobes. The modern family bathroom consists white panelled bath unit with telephone handle shower, WC and pedestal sink, whilst the shower room includes walk in shower, WC and wash hand basin. Complimentary tiling has been applied to all splash prone areas in both rooms.



This home has been beautifully maintained by the current owners during their tenure and presents an exceptionally well presented equestrian opportunity for those looking.

The property is perfectly set up for those looking ideally at ready made equestrian residences, with everything you could need all on site. Seven stables and adjoining tack room, focus around a central courtyard, with direct access available out onto the land via a metal five bar gate. The stabling has been fitted with the benefit of light, power and a direct water supply. On the opposite side of the courtyard is a large detached garage and adjoining carport, suitable for multiple cars of workshop dependant on an individual's needs. Again light and power connections are available, with the garage being accessed by two 'farmhouse style' barn doors, whilst the carport is used by the current owners for wood storage. Moving further into the site, towards the eastern boundary, is a gravelled hardstanding area suitable for lorries, horse boxes and trailers with floodlit menage adjoining. Completely detached from the main residential element of the property, this creates an exciting opportunity for those who may look to run a livery business, whilst retaining as much privacy as you wish from your own residence. On one side of the menage is a former grooms residence, which has recently undergone a period of renovation. The lodge now consists of an open plan living/kitchen area, newly fitted shower room and double bedroom. Gardens wrap around on three sides, with access from the open plan living room/kitchen providing completely unspoilt views over the beautifully manicured land available as well as rolling countryside beyond. On the opposite side of the menage is a mono-pitched timber frame store, which has been used in the most recent years to house machinery required for the upkeep of the land. What makes this home such a rare opportunity is still yet to come. Extending to the south of the property is 12 acres of gently sloping pasture land, currently used for equestrian purposes, separated into convenient sized paddocks by post and rail fencing, as well as mature hedging. The land is productive permanent pasture and offers the potential to be used for a variety of alternative uses, subject to obtaining the necessary statutory consents. Concluding the outside space is a more than ample enclosed rear garden abutting the home. A large patio area leads from the kitchen, providing a plentiful seating area, whilst the remainder of the garden has been laid to lawn and block paved pathway leading out towards the stables and garage, all enclosed by an established hedge and fencing. To the front of the property a natural stone wall encloses a block paved driveway, providing off road parking for at least three cars. Found approximately 50 yards down the A420 (adjoining the pasture land) and accessed from wooden double gates is a further hardstanding area. Previously this has been used by the current vendors as additional parking to the main residence, as well as machinery storage area, however it does provide scope to create further accommodation for the property subject to gaining the relevant planning consents.



SERVICES & OUTGOINGS

We understand mains water, electric, private drainage and oil are connected

Council Tax: South Gloucestershire Council Band 'D'

DIRECTIONS

What3words:///reds.online.tags

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Agents Notes: The property is currently accessed from the A420 onto the driveway via a deed of easement across the common ground lane. This continues up until a five bar metal gate dissects the lane. From here and for approximately 100 yards the lane is then unregistered lane (With no historical proof of ownership), but we are informed by our vendors that they have used this access unimpeded for more than 29 years. An application for 1st registration has been made by the current owners via their legal representatives. Please ask the agent for further information.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

Chancellors Pound, Unit 6, 8, 9 & 10, The
Pound, Redhill, BS40 5TZ

Tel: 0117 203 5577 | Ref: BUR210027

GREENSLADE TAYLOR HUNT
www.gth.net

Approximate Gross Internal Area = 176.1 sq m / 1895 sq ft
 Outbuildings = 257.3 sq m / 2769 sq ft
 Barn / Carport = 79.7 sq m / 858 sq ft
 Total = 513.1 sq m / 5522 sq ft
 (Excluding Void)

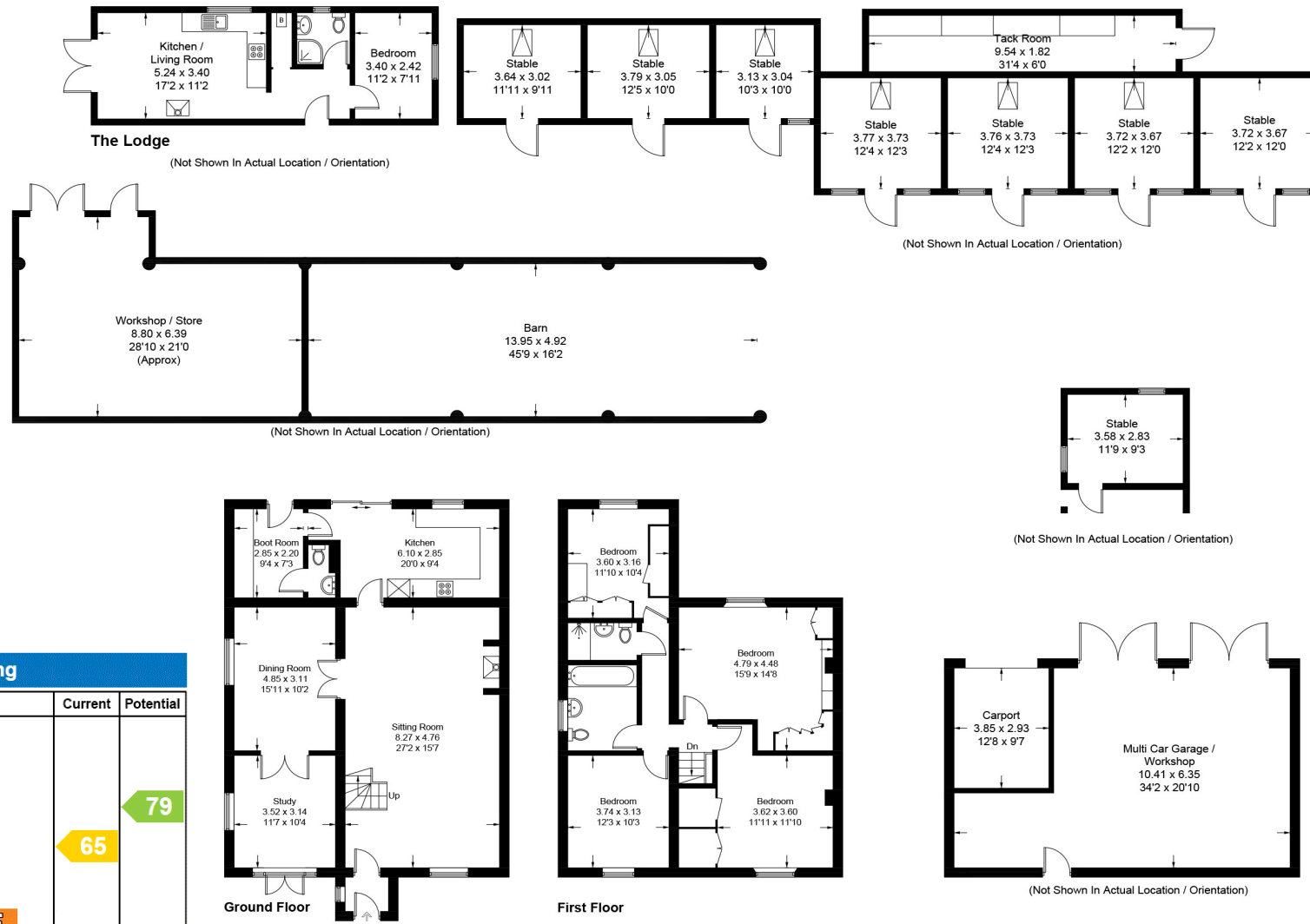


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1168580)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

