



Ash House, Bristol Road, Farrington Gurney, Bristol, BS39 6TQ

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Guide Price £675,000

- Detached Country Property Circa 2200 sq. ft
- 1/3 Acre backing onto Duchy Land
- Large Kitchen/Breakfast Room with Stable Door
- Dining Room with French Doors to Garden
- Sitting Room with Wood Burning Fire
- Study/Playroom
- Three Double Bedrooms with Ensuite Bathrooms
- Large Loft with Potential
- Outbuildings and Garages
- NO FORWARD CHAIN



SO MUCH POTENTIAL!!

Are you looking for plenty of space and a lovely country home? This Property could be for you!

Backing on to Duchy land with far reaching views with outbuildings and garage all set in 1/3 of an Acre.

At the heart of the property is a large kitchen/breakfast room with a range style cooker and access to the garden via a stable door with the original key! There is useful utility /boot room with a loo and loads of storage.

The dining room has French doors to the garden and leads directly into the sitting room with a wood burning fire. A study/playroom completes the downstairs.

Upstairs are three double bedrooms all with their own bathroom.

A terrace leading off the landing has views to the open countryside, perfect for enjoying your morning coffee!

There is a massive loft with beams that could become the 4th bedroom.

The gardens are mature with an trees and shrubs with a sun terrace.

This property is sold with NO FORWARD CHAIN.

We look forward to showing you around!

Farrington Gurney is a village in Somerset, located at the foot of the Mendip Hills on the junction of the A37 and A362. There is the St Johns Parish church nestling in the rolling countryside along with the popular village Memorial Hall, a village school and a thriving business community employing many people including Farrington Park Country Club and Golf course, the renowned Farrington Farm Shop and the local Co Op.

There is a church called St Leonard's which dates to Norman times. An active village hall which hosts lots of events.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa enable easy access to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





ROOM DIMENSIONS

Ground Floor

- PORCH 7'5" x 3'5"
- SITTING ROOM 28'4" x 11'9"
- STUDY 10'0" x 11'6"
- DINING ROM 15'5" x 12'3"
- KITCHEN/BREAKFAST ROOM 29'1" X 12'4"
- UTILITY ROOM 4'6" x 7'8"
- LOO 5'0" x 6'3"

First Floor

- BEDROOM 11'1" x 13'0"
- ENSUITE 7'4" x 6'0"
- BEDROOM 10'3" x 12'0"
- DRESSING ROOM 10'1" x 12'3"
- ENSUITE 12'0" x 7'5"
- BEDROOM 15'4" x 12'4"
- ENSUITE 5'1" x 6'8"
- TERRACE 22'5" x 12'9"

Outside

- SUMMER HOUSE 22'8" x 13'3"
- WOOD STORE 12'2" X 6'9"
- STORE 12'8" x 6'9"
- WORKSHOP 13'6" x 13'0"
- GARAGE 15'0" x 15'0"
- STORE 12'4" x 6'1"



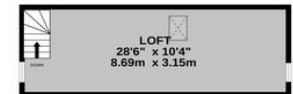
GROUND FLOOR
2021 sq.ft. (187.7 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 3094 sq.ft. (287.4 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		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	38 F	
1-20	G		



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