



COUNTRY
PROPERTY



Jessamine Cottage, The Folly

Cold Ashton

£1,150,000



Jessamine Cottage The Folly

Cold Ashton, SN14 8JR

Exciting equestrian property comprising a rebuilt end-terrace 4 bed house, plus an extensive range of stone outbuildings including double garage and agricultural barn to cater for a range of uses subject to necessary consents. Complete with 7.5 acres rural surroundings, there is also plenty of future potential for the new owner to shape their dream home to their own specification, is not Listed and is Freehold and Free. No onward chain.

The Victorian main house has been sympathetically restored to a high level of fixture and finish – from the bespoke kitchen with bi-folding doors & state-of-the-art windows, to new central heating and electrical systems. A grand inglenook fireplace adorns the living room which has an engineered oak floor – and a separate lounge and cellar. Upstairs we find 4 double bedrooms and 2 bathrooms. Walking to the rear past two fully fitted out outbuildings, the eye is drawn down 100 yards of beautiful freestone walling around the orchard, to the wooded copse at the bottom with a natural spring, and even a tree house! The 6.5 acre paddock sits behind the orchard, sloping gently down into the valley, with a useful 3-bay agricultural barn. No onward chain.

- 4 Double Beds Victorian House
- 6.5 Acre Paddock, 7.5 a Total
- 2 High Spec Outbuilding Units
- Double Garage & Agric. Barn
- Beautifully Presented
- Private Rural Surroundings
- Convenient Bath Bristol
- No Onward Chain





Cold Ashton, Chippenham

Cold Ashton is an established semi-rural hamlet on the Eastern outskirts of Bristol with easy access into the Heritage City and Cultural Centre of Bath. The nearby village of Marshfield is two miles away, with a village store, tea rooms, two pub restaurants and health and leisure facilities. There is a Shell in Pennsylvania on the A46 North on route to the M4, which is only a few miles drive away. Chippenham 15 minutes, and Longwell Green about 5 miles via A420. In the village you will find two public houses, shops including a village store, tearoom café, doctors' surgery, garage, hair salon, community centre and primary school plus St Marys Church. There are excellent sporting facilities at Withymead playing field which include 4 all-weather tennis courts, a skate park, cricket and football pitches.



Ideal equestrian 4 bedroom property with an extensive range of outbuildings, complete with 7.5 acres. Plenty of future potential subject to planning.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total area: approx. 252.8 sq. metres (2721.0 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

These plans are not to scale and are for illustrative purposes only. They are not intended to be used for any other purpose.

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