



Manor Cross House, The Street, Ubley, Bristol, BS40 6PJ

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- Detached Property Circa 1800sq.ft
- Large Enclosed Garden Circa 1/2 acre
- In Need of Updating
- Two Reception Rooms
- Large Kitchen with Separate Utility Room
- Four Double Bedrooms
- Good Size Family Bathroom
- Shower Room
- Double Garage and Plenty of Parking
- NO FORWARD CHAIN



LOOKING FOR THE NEXT FAMILY TO LOVE AND ENJOY THIS GREAT PROPERTY!

Set on a generous plot of 1/2 an acre with so much potential to add your own mark and create something really special.

Central village location with walks on your doorstep towards Bladon Lake and open countryside.

A welcoming reception is spacious with a staircase and large picture window creating plenty of natural light.

There are two reception rooms and a great size kitchen and separate utility room. We also have a downstairs shower room.

Upstairs there are four good size bedrooms some with fitted wardrobes and a family bathroom.

Outside the grounds are mature with trees and lovely lawns with borders full of plants.

There is a secret woodland area for wildlife.

A large double garage with workshop and masses of parking.

The property has no forward chain.

Call our friendly team for more information and to arrange your viewing.

Ubley is a very pretty village, well away from main roads and located between Chew Valley Lake and Bladon Lake. It has a very active social community; the village hall hosts many social events, groups including a beer festival.

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

Porch 7'0" X 4'5"
 Sitting Room 23'2" X 16'4"
 Hallway 14'5" X 18'1"
 Bathroom 9'2" X 7'3"
 Kitchen 14'0" X 12'0"
 Utility 7'0" X 8'6"
 Dining Room 11'6" X 11'9"

Landing 14'2" X 15'4"
 Bedroom 1 11'5" X 10'4"
 Bedroom 2 11'5" X 12'4"
 Bedroom 3 10'2" X 11'8"
 Bedroom 4 15'1" X 11'9"
 Bathroom 13'3" X 7'4"

Garage 20'3" X 19'8"



DETACHED GARAGE



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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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