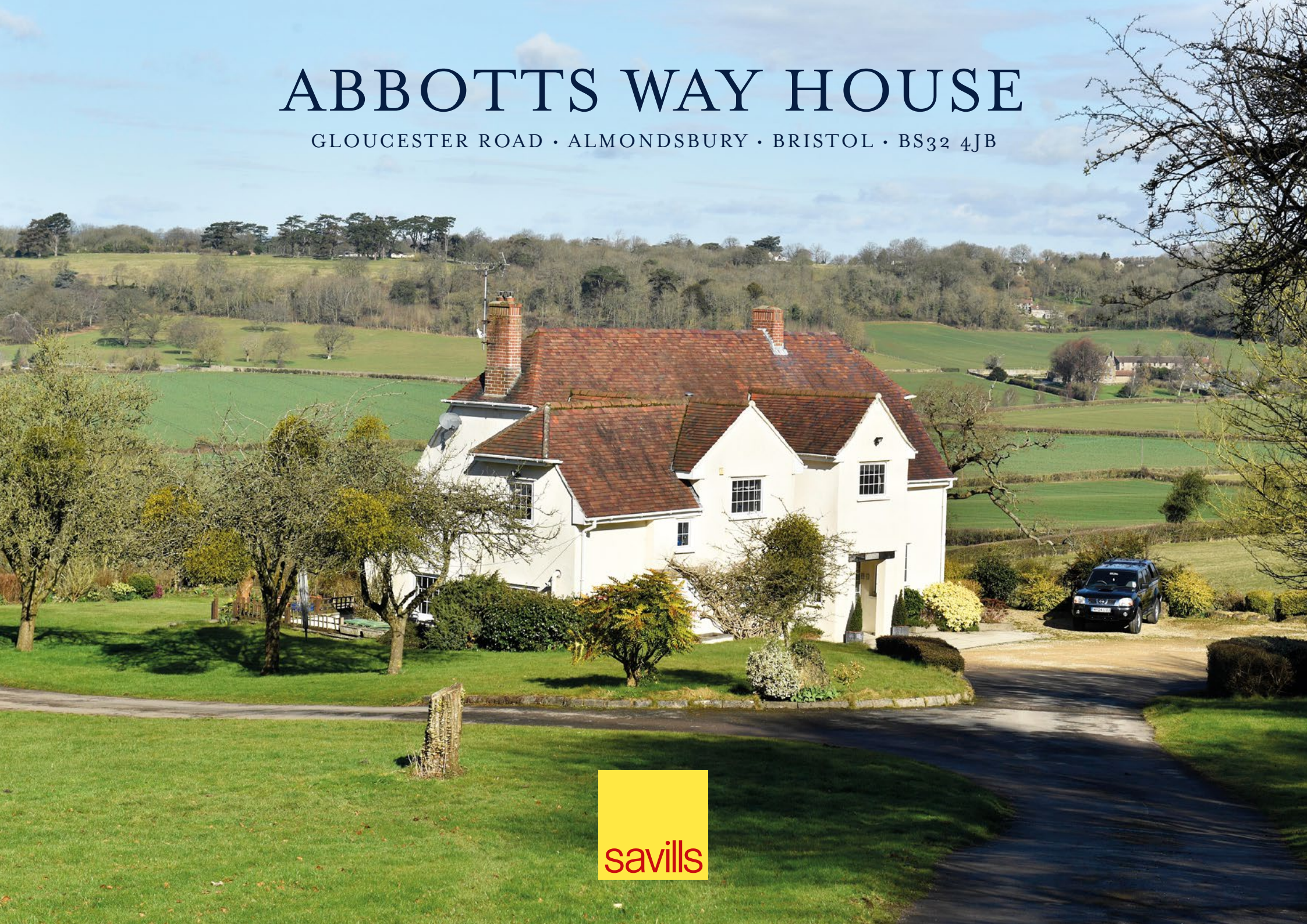


ABBOTTS WAY HOUSE

GLOUCESTER ROAD • ALMONDSBURY • BRISTOL • BS32 4JB



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ABBOTTS WAY HOUSE

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A mini estate with significant revenue stream commanding exceptional views across glorious South Gloucestershire countryside.

Detached 6 bedroom family residence

3 reception rooms with large conservatory

Very spacious open plan kitchen/family room

4 x 2 bedroom holiday cottages

2 further 2 bedroom garden flats

Indoor swimming pool with further
one bedroom flat over

Grounds of 9.25 acres with paddock, gardens and lake

EPC= D



House



DESCRIPTION

Approached via a long sweeping driveway and well hidden from the road, Abbotts Way House is an exceptional opportunity for those seeking to combine a substantial family home with the ability to generate significant income from a series of properties within the grounds. Believed to date to the turn of the century, the main house commands simply magnificent views from its hill top location, across the extensive rural grounds of circa 9.25 acres and adjoining farmland, toward the rooftops of Tockington Village to the distant Severn bridges. On a clear day, one can even see the far off Welsh Hills across the channel.

Presented in very good decorative order throughout with the benefit of full double glazing, the main house is approached via a bright and welcoming hallway which leads to the main drawing room with triple aspect windows to the front, side and rear. Patio doors open to a paved terrace which is a superb vantage point from which to take in the view over the large lake, ornamental garden and paddocks. A working fireplace forms a fine focal point within this room. There is partial cellar storage under this room. A large inner hallway with cloakroom and under stairs storage cupboard leads to a further reception room, mainly used as a dining room with archway to the very spacious conservatory which enjoys 180 degree views and with its opaque ceiling, has been designed for year round use. A cosy snug adjacent to the kitchen features a Morso wood burning stove built in to the chimney breast with alcove display cupboards to either side. The kitchen/family room is a wonderful light and informal area for entertaining family and friends. There is a seating and dining area, plenty of storage cupboards, a Rangemaster stove and a stylish contemporary style

House



Holiday Flat



Holiday Flat



wood burner. There are doorways to both front and rear and two storage cupboards, one housing the Valiant mounted gas central heating boiler. At first floor there are six bedrooms in total, the guest suite with extensive built in wardrobes, small dressing area and en suite shower room. At the opposite end of the house is a very large master suite again lovely views across gardens and countryside, walk through dressing area and a modern shower room with generous shower cubical and full body shower. Bedroom three also has the benefit of a dedicated en suite shower room and the remaining bedrooms are well served by the family bathroom with whirlpool bath and separate shower cubical.

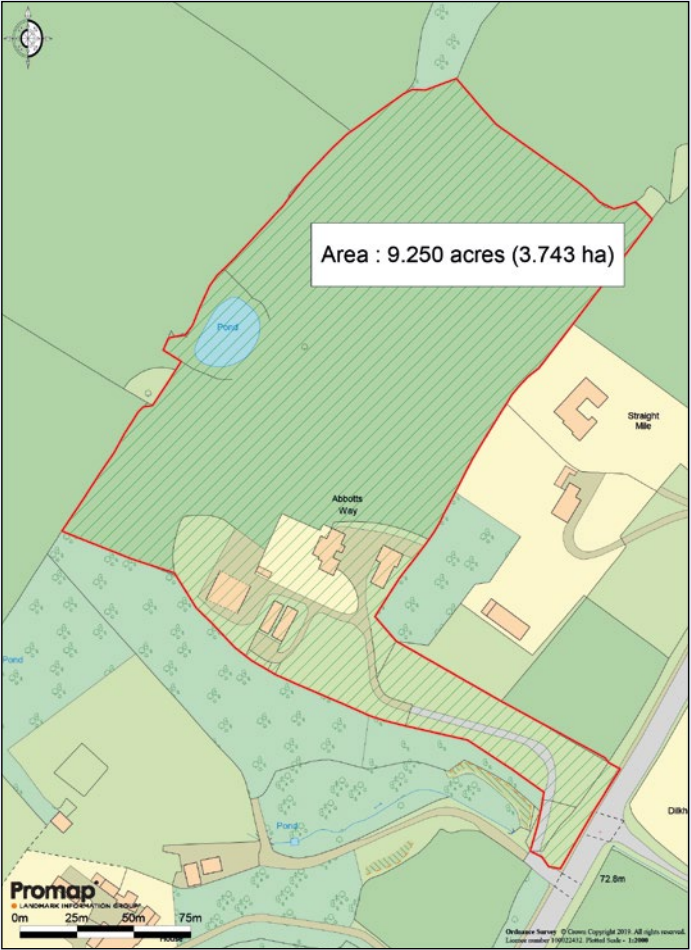
Over the years, the owners have developed a thriving home business in letting out a series of holiday cottages and apartments within the grounds. Perfect for those seeking to step aside from the 'rat race' and combine the joys of country living with a rewarding and straightforward rental opportunity. A former barn houses 4 two bedroom properties, with underfloor heating throughout and each with fully fitted kitchens and two bathrooms. There are two further garden flats, a studio with workshop adjoining and a small 1 bedroom apartment above the pool house. There is certainly a great deal of flexibility on offer here and some buyers may see this as much an opportunity to enjoy extended family living or create a larger home office set up.

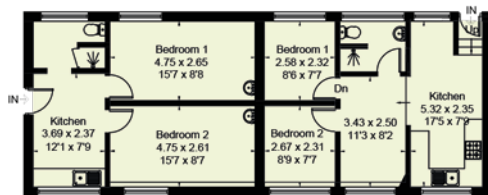
Abbotts Way House offers parking for numerous cars and vehicles with garaging for the main house directly to the front of the property

SITUATION

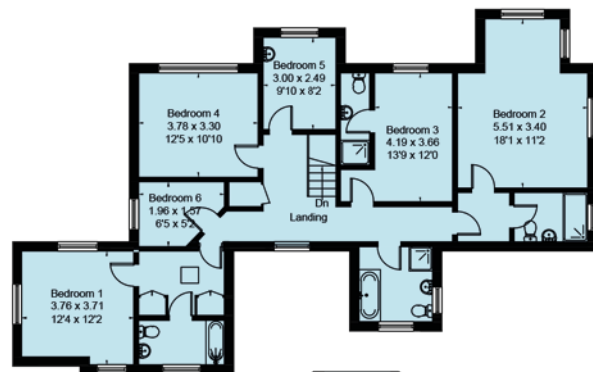
Approached via a long private driveway, the home is well hidden from the road yet perfectly placed for access to the motorway network, Cribbs Causeway and Bristol city centre. The bustling market town of Thornbury is within an 3 mile drive with an extensive range of shops, restaurants and pubs with highly regarded schools both private and state sector both nearby and in Bristol. Bristol Parkway Train Station is approximately 5.6 miles distant with direct trains to London Paddington and other cities nationwide.



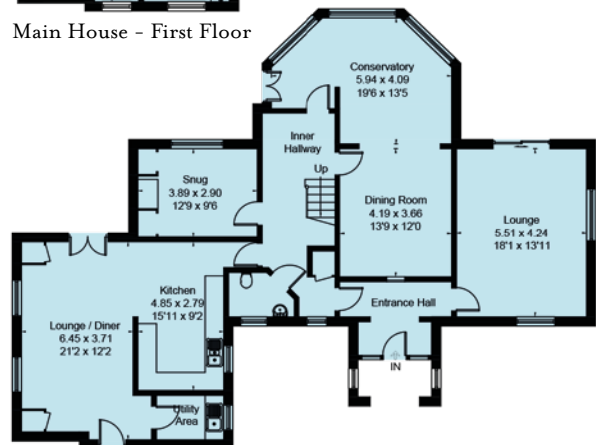




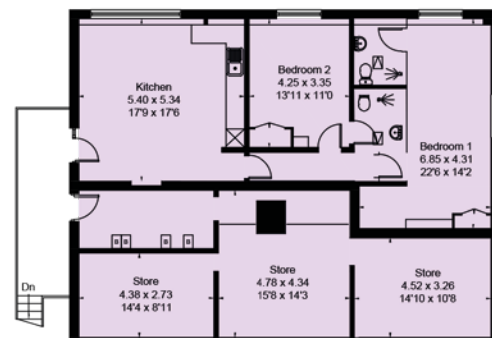
Garden Flat - Ground Floor



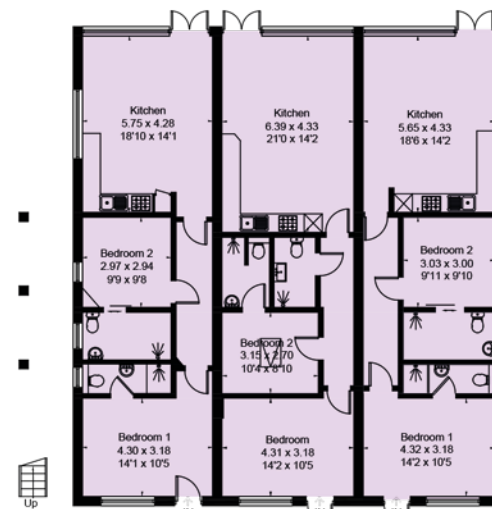
Main House - First Floor



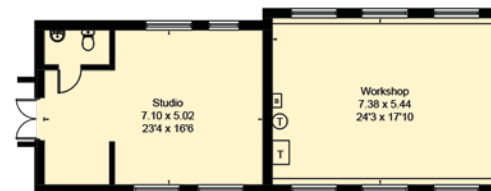
Main House - Ground Floor



Holiday Cottages - First Floor



Holiday Cottages - Ground Floor



Outbuilding - Ground Floor

ABBOTTS WAY HOUSE

Approximate Gross Internal Area:

Main House: 263.5 sq m / 2836 sq ft

Garden Flat: 79.3 sq m / 853 sq ft

Outbuilding: 77.9 sq m / 838 sq ft

Holiday Cottages: 295.6 sq m / 3181 sq ft

Pool House: 123.9 sq m / 1334 sq ft

Garage: 25.7 sq m / 277 sq ft

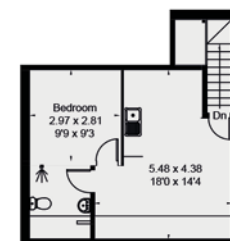
Limited Use Area: 58.7 sq m / 632 sq ft

Total: 924.6 sq m / 9951 sq ft

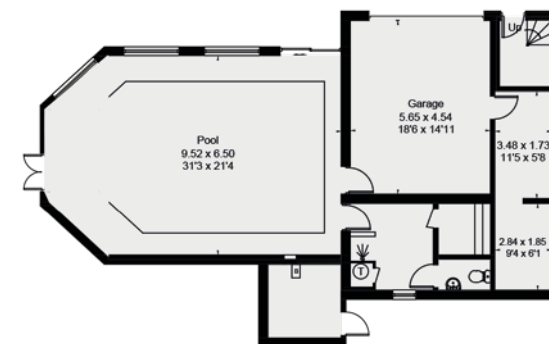
For identification only. Not to scale.

Plans are not shown in actual location / orientation.

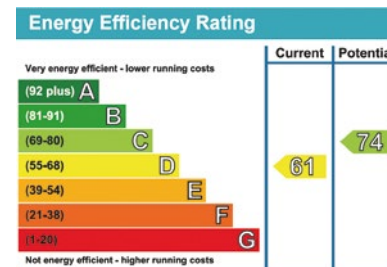
Reduced head height below 1.5m



Pool House - First Floor



Pool House - Ground Floor



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