



Chapel Cottage 169 Long Ashton Road, Long Ashton, BS41 9JQ

**GUIDE PRICE £1,200,000**

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## PROPERTY OVERVIEW

This unique 5-bedroom, 4-bathroom period home with a self-contained annex and equestrian facilities is set on an approximate 1.25-acre plot including a paddock, across the road from the Ashton Court Estate.

With its rich history, adaptable layout, and extensive outdoor space, Chapel Cottage offers an exceptional opportunity for those seeking a unique and character-filled home with equestrian potential - all within easy reach of Bristol.

Perfectly balancing the charm of rural living with the convenience of city access, Chapel Cottage is a captivating period home set in the sought-after village of Long Ashton. Dating back to the 1780s, this unlisted property is steeped in history, once serving as a chapel and later a school before becoming a private residence. Offering over 3,000 sq. ft. (including outbuildings) of versatile accommodation across three floors, the home is currently arranged for dual occupancy but can easily be restored to a single dwelling.

Self-contained Annex with kitchen and living facilities along with double bedroom that can easily be opened into the principle home if required.

Set within 1.25 acres, including a paddock of nearly 1 acre, this property is ideal for equestrian enthusiasts or those seeking a unique countryside retreat with easy access to Bristol. Stunning period features such as flagstone and stripped wooden floors, open fireplaces, and arched ecclesiastical-style windows add to the character of this one-of-a-kind home.

There is a private track with a five-bar gate providing direct vehicular access to the paddock. The south-west-facing garden includes a secluded gravel patio and lawn surrounded by mature trees and stonewalling. A flagstone terrace and outbuildings offer both functionality and charm.

The stable block comprises two stables and a hay barn/tack room, set within a spacious tarmac yard with ample room for horseboxes. The level paddock, enclosed by mature trees and fencing, offers excellent grazing and riding opportunities.

### Location

Situated just 3 miles from Bristol city centre, 3.4 miles from Temple Meads station, and 5.4 miles from Bristol International Airport, this home offers the best of both worlds. The Ashton Court Estate with its 850 acres of bridleways, woodland, and open parkland is just moments away.

Long Ashton itself boasts an array of local amenities, including a supermarket, post office, independent shops, and a choice of pubs, as well as highly regarded primary and secondary schools. Clifton Village and its boutique shops, cafes, and restaurants are just minutes away, while three excellent golf courses are also within easy reach.

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## KEY DETAILS

- 5 Bedrooms & 4 Bathrooms
- Farmhouse Style Kitchen With Utility Room
- Separate One-Bedroom Annex With Private Entrance
- Detached Triple Stable Block & Yard With Power & Water Supply
- Workshop, Garden Store & Log Store

Guide Price: £1,200,000

Tenure: Freehold

Council Tax Band: E

Local Authority: North Somerset

Vendors Onward Position:

Onward Purchase

EPC: E

Viewing: By appointment only



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169 Long Ashton Road, Long Ashton, Bristol, BS41 9JQ  
Approx. Area 2734.8 Sq.Ft - 254.1 Sq.M  
Outbuildings Approx. Area 375.5 Sq.Ft - 34.9 Sq.M

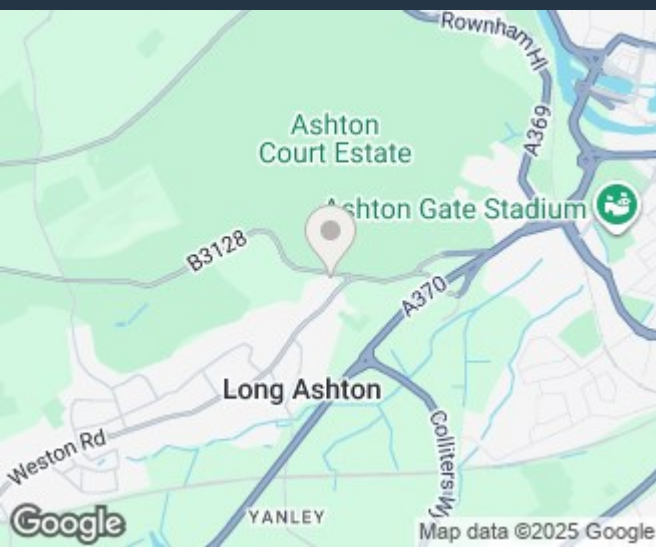


Lower Ground Floor

Upper Ground Floor

Top Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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