

Total area: approx. 114.6 sq. metres (1233.8 sq. feet)

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Plan produced using PlanUp.



The Forge, Mays Hill, Frampton Cotterell, South Gloucestershire BS36 2NS

Nestled within a private and pretty country lane, 'The Forge' is one of five beautifully renovated properties on Mayshill Farm, a local farming estate which was once owned by the renowned Smythe family from the Ashton Court Estate in Bristol. This stunning barn conversion was completed in 2024 by a local renowned builder and has been finished to the highest of standards. The attached period property offers a large main living room with an attractive original inglenook fireplace and large floor to ceiling glazed doors. Moving through the ground floor, you will then find a separate study before arriving to the rear of the property that showcases the most beautiful kitchen/diner! With glorious garden views through the large bi-folding doors, you will find a stunning high-end fitted kitchen, with integrated appliances, central island and quartz worktops. Also space for a large dining table and some soft seating. From here you will find a utility room and a downstairs guest cloakroom. The first floor offers two double bedrooms, both with exquisite ensuite bathrooms. The main event is all about the outside, with a HUGE and private rear garden, sweeping around the property and occupying the full corner plot. Laid to lush green lawn, you will find fruit trees, gorgeous views over the adjoining fields, a lovely walled patio area to enjoy from the kitchen, plus a large brick paved driveway for several cars. There is also a footpath that leads across the front courtyard so ideal for walkers and dog owners. A hidden gem and a slice of luxury within a beautiful historic setting!

Situation

The village of Frampton Cotterell enjoys countryside surrounds including the beautiful Frome Valley River Walk whilst also having easy road and train access to Bristol making it ideal for commuters. The village has a selection of local shops and cafes in addition to the nursery and toddler groups, plus there are several infant and primary schools which have received Good and Outstanding Ofsted reports. There are also Sporting facilities which include football, rugby, tennis and cricket clubs. Frampton is in the catchment for The Winterbourne Academy (state secondary school). The nearby Kendleshire Golf Club and Bitterwell fishing lake are just minutes drive away whilst Bristol city centre is approx 9.2 miles and Parkway Train Station is approx. 4.2 miles. The Hambrook Junction of the M32 (M4 Junction 19) is circa 5.6 miles away.

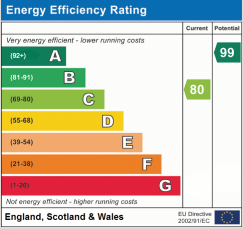
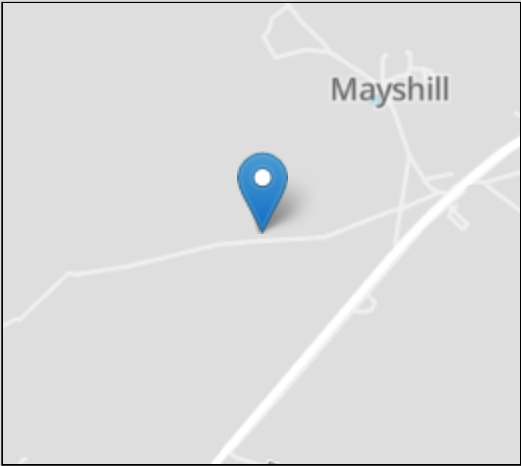
Property Highlights, Accommodation & Services

- Stunning Attached Barn Conversion
- Extensive and Private Gardens
- Overlooking Open Fields and Beautiful Countryside
- 2 Double Bedrooms
- 2 Ensuite Bathrooms.
- Large Kitchen/Diner with Bi-folding Doors overlooking Rear Garden
- Utility Room and Study
- Ample Parking for Numerous Cars.
- Gas Central Heating, Private Drainage Plus Fibre Broadband.
- Council Tax - TBC

Directions

Leaving Yate and heading towards Coalpit Heath, take the right turning into Mays Hill, just after The New Inn public house on your left. Once off the main road take the first left across a small green where you will see Mayshill Farm signposted. The Forge is found at the bottom of this lane, on the right hand side of the courtyard.

Local Authority & Council Tax -



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