

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

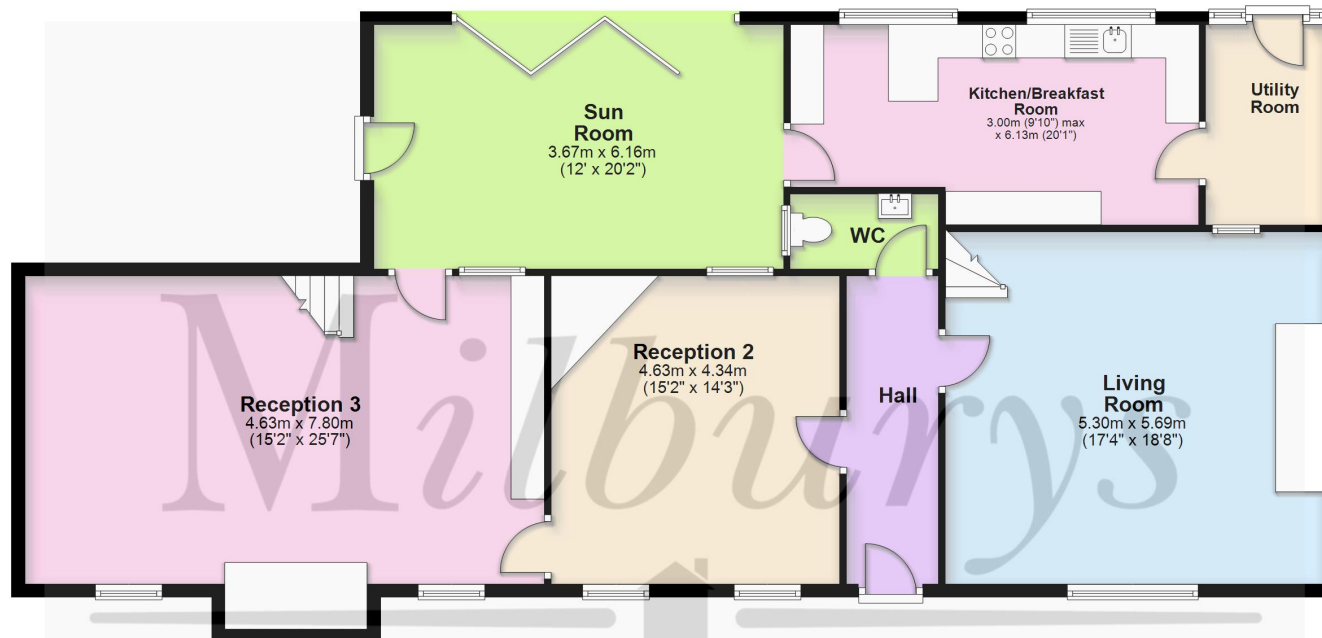
SALES LETTING MANAGEMENT



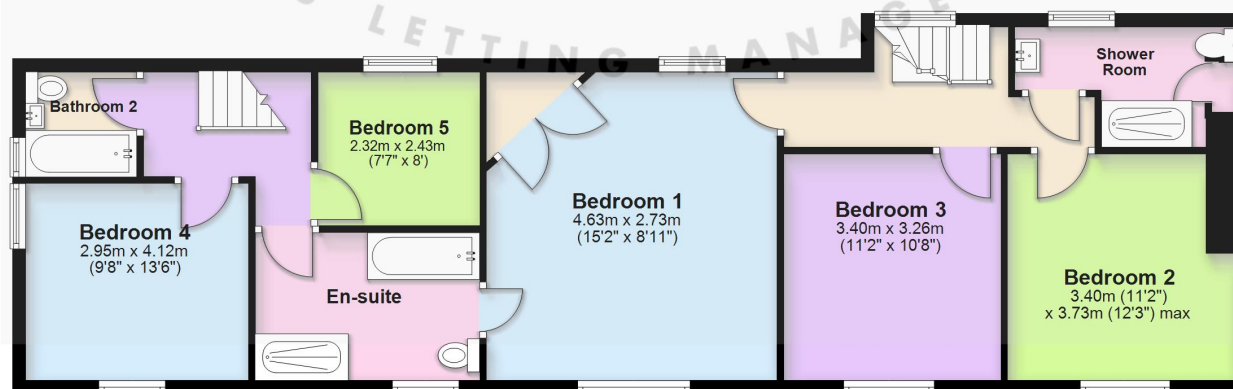
Vayre House, Hatters Lane, Chipping Sodbury, South Gloucestershire BS37 6AA

£1,695,000

Ground Floor



First Floor



Total area: approx. 232.6 sq. metres (2504.1 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

Vayre House, Hatters Lane, Chipping Sodbury, South Gloucestershire BS37 6AA

A fantastic opportunity to purchase a beautiful Grade II Listed farmhouse AND an established Restaurant Business. Dating back to circa 1750, Vayre House and The Stables Restaurant are both well known in the Chipping Sodbury area, steeped in local history and boasting many period features, along with a superb location allowing those to walk easily into and from the vibrant High Street. The Stables Restaurant has been beautifully converted - just some 6 years ago - from former outbuildings and now boasts a fabulous reputation for fine dining in a peaceful and charming setting. The house comprises of 5 good size bedrooms and 3 bathrooms to the first floor, then the ground floor has a generous layout with 3 large reception rooms to the front. At the rear you will find a recently fitted kitchen (2022) and a sunny breakfast room overlooking the internal private garden. From here there is a connecting door to the restaurant which leads you into a hallway passing 3 customer cloakrooms and then the hi-spec commercial kitchen. You are then greeted by a STUNNING restaurant complete with a bar area and plenty of dining space. This beautiful open plan room has been sympathetically restored to its former glory with sandblasted elm beams, exposed stonework, the original blacksmith fireplace and a feature vaulted ceiling. This wonderful eatery also comes with pretty outdoor grounds and a generous gravelled parking area, the total plot measuring just over half an acre.

Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- Substantial Family Home set in Generous Grounds
- Walking Distance Of Chipping Sodbury High Street
- Period Property AND Successful Restaurant
- Fantastic Grade II Listed Farmhouse
- Established Fine Dining Restaurant Business, Professional Kitchen with all Appliances
- 5 Bedrooms and 3 Bathrooms
- 3 Large Reception Rooms with Period Features
- Extensive Gravelled Parking Area
- Unique Opportunity Near The Heart Of Sodbury!
- Council Tax Band - F - South Glos Council

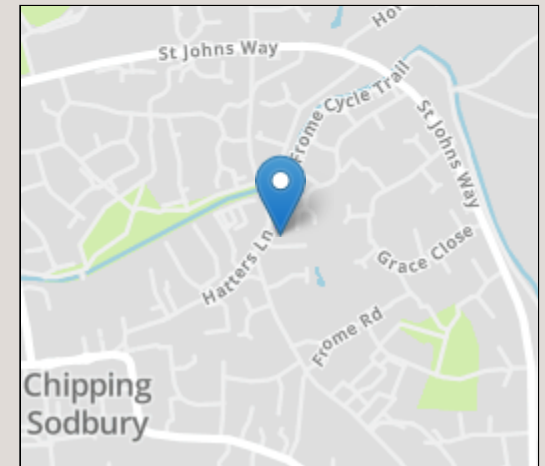
Directions

From Chipping Sodbury High Street, head to the bottom and turn left at the War Memorial onto Hatters Lane. Vayre House can be found on the right hand side, just after the turning for Gorlands Road.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band F

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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Ground Floor



