



15 THE COTTAGES

Barrow Gurney, Bristol BS48 3SF



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A well-presented four-bedroom semi-detached cottage boasting an impressive south-facing garden and a private drive with off-street parking for several vehicles.

* BEAUTIFULLY MODERNISED 1930S COTTAGE * SOUTH-EAST FACING PRIVATE GARDEN * FOUR BEDROOMS * GARDEN CABIN/HOME OFFICE * AIR SOURCE HEAT PUMP AND SOLAR PANELS * DOUBLE GLAZED THROUGHOUT * MUCH LOVED BY THE CURRENT OWNERS FOR OVER A DECADE * OFF-STREET PARKING FOR SEVERAL VEHICLES * OFFERED CHAIN-FREE * EPC: C

Situation

15 The Cottages is located in between the popular villages of Barrow Gurney and Long Ashton and adjacent to the former Barrow Hospital. The property enjoys a very peaceful and semi-rural location, whilst offering easy access to an eclectic mix of shops, restaurants and cafes that Bristol has to offer.

Bristol and North Somerset are well known for their excellent schooling; the property sits in the first geographical area for the primary school in Flax Bourton and there is an excellent secondary school in Backwell (Backwell Academy).

The neighbouring village of Long Ashton boasts two primary schools (Northleaze Primary School and Birdwell Primary School), both rated GOOD by Ofsted. The centre of Bristol is under 6 miles to the east with world-class amenities, further restaurants and shopping; and Temple Meads (5.5 miles) provides regular trains to London and the wider national network.

For Sale Freehold

15 The Cottages is a semi-detached home that presents circa 1952 square feet of accommodation over three floors. Outside this home offers a private gated driveway with off-street parking for several vehicles and an impressive south-facing garden to the rear with a cabin/home office.

Stepping in through the front door, a terracotta tiled hallway provides access to an under-stair cloakroom W.C and through to a wonderful open plan kitchen, dining and living room which spans the full width of the property with glorious views of the garden beyond.







The kitchen is well-appointed and equipped with an array of storage and worktop space, a 'Range Master' cooker, dual Belfast sink, as well as a breakfast bar for more informal dining. The kitchen and utility space enjoy a traditional cottage feel throughout with the luxury of a (wet) underfloor heating system and delightful flagstone flooring.

The utility room has its own independent access via a glazed door from the side of the property and has wall-to-wall cupboards and draw storage, including a floor to ceiling airing cupboard. The perfect space to hang coats or kick off muddy boots.

Adjacent and open plan to the kitchen is a dual aspect dining and living room that spans the full depth of the property with some noteworthy features which include a log burning stove with exposed brick surround and a solid oak mantel, original (refurbished) pine floorboards and floor-to-ceiling bi-folding doors which lead out directly to the extensive south facing garden beyond.

Ascending a carpeted staircase to the first floor, there are three bedrooms, a family bathroom, a cupboard housing a water tank (connected to air source heat pump and solar panels) and the master bedroom.

The master bedroom is, without doubt, a particularly lovely feature of this home, it has been wonderfully designed to include a fully tiled en-suite shower room, integrated wardrobes and a mezzanine loft conversion which is accessed up a bespoke space-saving wooden staircase.

This mezzanine level is hugely versatile and is currently used as a home cinema but would work wonderfully as a home office, an additional bedroom, or walk-in wardrobe.



This room contains eave storage on either side and a large walk-in storage cupboard.

The family bathroom is a generous size and features a bath with an overhead shower, sink, WC and a frosted window.

Outside

15 The Cottages are approached directly from Hospital Road via a set of gates that give way to a driveway with ample parking for several vehicles on an area mapped with 'Cotswold' chippings and boarded by beds on either side.

To the rear, this home boasts an extensive southeast-facing private garden which can be accessed directly from the living room or via a gate at the side of the property.



The garden enjoys much of the day's sun and is made up of a combination of a flagstone patioed area which is the perfect space for those who like to entertain and an expansive grass lawn.

The current owners have installed a wonderful dual-aspect garden cabin at the bottom of the garden which is fully insulated and double-glazed. The cabin is currently split into a home office and a workshop/tool shed.

Adjacent to the cabin at the rear of the garden is a gate which provides direct access to some woodland.

Services

Air Source heat pump, thermal roof panels, freestanding LPG tanks for gas cooker

Local Authority

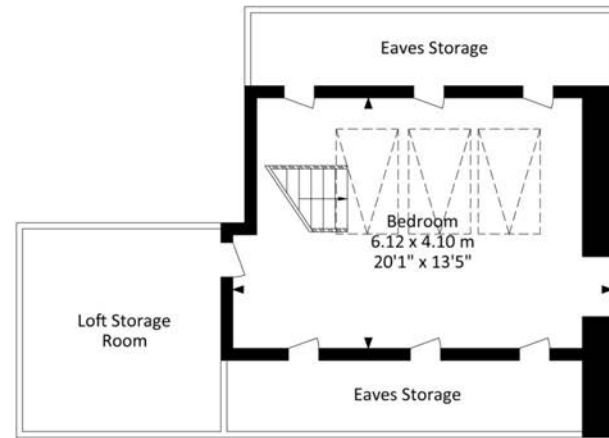
North Somerset Council - 01934 888 888

Directions: BS48 3SF

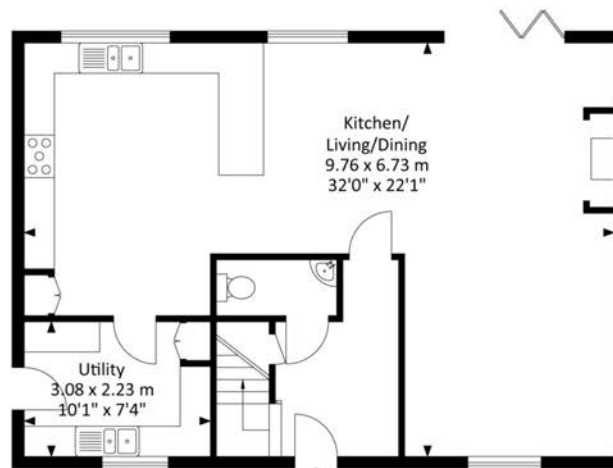


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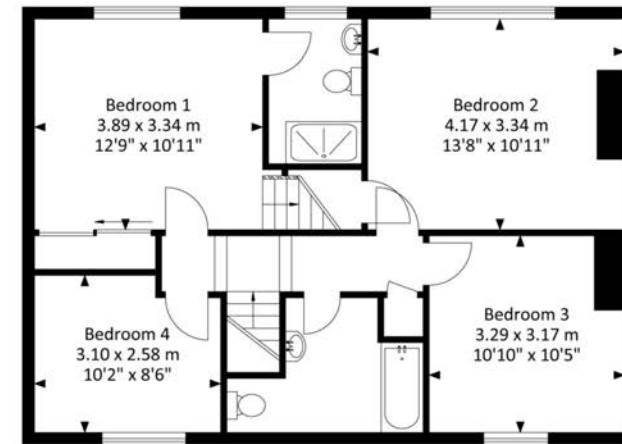
Approx. Gross Internal Area
1952.80 Sq.Ft - 181.40 Sq.M
(Includes Eaves/Loft Storage)



Second Floor



Ground Floor



First 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.



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