



£650,000

Forge Cottage, Main Road, Easter Compton,
Bristol, BS35 5RA





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Absolutely fabulous family home that has the best of both worlds, cottage character and modern features with a contemporary twist. The home backs onto open fields and has a workshop/office with gated secure parking leading to a double detached garage!

| Fabulous Cottage | Contemporary Styling | Double Storey Extension | Amazing Kitchen/family Room | Separate Receptions |
| Five Bedrooms | Master with En-suite | Double Garage | Gardens Backing onto Fields | EPC Band C |



Forge Cottage is an absolutely fabulous family home that has the best of both worlds, cottage character and modern features with a contemporary twist. Having been extensively refurbished and extended by the current owners, this substantial five bedroom property provides deceptively spacious, flexible and versatile accommodation with a variety of permutations for its use. Incorporating a host of desirable features that take advantage of the delightful countryside views at the rear, you will find that French doors open from the master bedroom onto a safe and private first floor terrace. At ground floor level the stunning kitchen/dinner is comprehensively fitted and appointed to the highest of standards with Bi-fold doors that open onto the private South facing landscaped gardens. At the front access is gained via electric gates to a private driveway that provides parking for several vehicles, whilst there is a substantial double detached garage with electronically operated door and separate workshop/studio that could be used as a home office. Conveniently situated in this popular South Gloucestershire village with excellent access to both Bristol, "The Mall" shopping centre and the nearby M5 motorway junction, we feel that this fabulous property is likely to have a wide appeal, accordingly we are keen to encourage early appointments to view!

HALLWAY Stone tiled flooring, feature exposed natural stone wall and radiator

CLOAKROOM Exposed natural stone wall. W.C, wash hand basin and vanity unit incorporating wash hand basin with stone tiled floor and plumbing for washing machine

KITCHEN/FAMILY ROOM 25' 7" x 13' 6" (7.80m x 4.12m) Double glazed powder coated aluminium framed windows to side, with Bi-fold doors opening onto rear South facing garden. Under floor heating with stone tiled flooring and two radiators. Comprehensively fitted with an extensive range of high quality floor and wall units with contrasting work surfaces. Single drainer sink unit with mixer taps, integral dishwasher, "Siemens" oven, and wine chiller. Space for American style fridge and large dual fuel cooking range, large extractor hood. Flush LED ceiling lighting. Fabulous central work station that incorporates additional storage units and a substantial breakfast bar

DINING ROOM 15' 2" x 14' 0" (4.63m x 4.29m) Double glazed powder coated aluminium framed window to side, feature fireplace incorporating attractive woodburning stove. Oak flooring and staircase rising to first floor with useful storage cupboard under





LOUNGE 14' 9" x 13' 10" (4.52m x 4.23m) Double glazed powder coated aluminium framed French doors opening onto small patio at the front. Feature working cast iron period fireplace with attractive surround and slate hearth. Radiator

LANDING Original fireplace incorporating dog grate, staircase rising to second floor, radiator and cupboard housing gas combi boiler

FAMILY BATHROOM Obscure double glazed window to side, white suite comprising w.c, vanity unit incorporating wash hand basin and fully tiled walk in shower unit with "Jacuzzi" bath and radiator.

MASTER BEDROOM 28' 0" x 13' 9" (8.53m x 4.19m) Double glazed powder coated aluminium framed French doors opening onto terrace at the rear with extensive views across the adjacent countryside. Double glazed skylight, feature free standing double ended slipper bath with contemporary waterfall tap system incorporating shower attachments, radiator

EN-SUITE W.C. and vanity unit incorporating wash hand basin with mirror, shaving socket and extractor fan

EN SUITE SHOWER ENCLOSURE Large tiled enclosure incorporating rainwater shower head

DRESSING ROOM Double glazed skylight, exposed stone wall, power points

BEDROOM 2 14' 7" x 9' 6" (4.47m x 2.91m) Double glazed powder coated aluminium framed window to front, feature fireplace incorporating original dog grate, built in wardrobe and radiator

BEDROOM 3 10' 4" x 9' 11" (3.17m x 3.03m) Double glazed powder coated aluminium framed window to front and radiator

SECOND FLOOR LANDING

BEDROOM 4 14' 11" x 11' 6" (4.55m x 3.52m) Double glazed powder coated aluminium framed dormer window to front and fixed pain window

BEDROOM 5 12' 4" x 11' 5" (3.78m x 3.48m) Double glazed powder coated aluminium framed dormer window to front and fixed pain window

FRONT GARDEN Level lawn incorporating feature well, part enclosed patio area and path to garage and workshop/studio



REAR Generous enclosed South facing level garden laid to lawn with beds and borders. Path to gate in feature stone wall which opens through to generous decked area with stone boundary wall and brick built shed. From this delightful decked area there are fabulous countryside views across the adjacent open countryside towards Spaniorum Hill and the village church.

WORKSHOP/STUDIO 14' 11" x 7' 6" (4.55m x 2.29m) Currently being used as a gym, this detached building holds potential to link upto the adjacent double detached garage and be converted to an annex (subject to the necessary planning permission) The building has double glazed sliding patio doors to the front with an opening to an additional storage area of approx. 1.66m X 2.15m with double glazed windows and ample power points

DOUBLE GARAGE 17' 10" x 16' 2" (5.45m x 4.95m) Double detached garage with electric roller door, power and light with boarded storage in the eves

PARKING Approached via an electric gate, secure parking for at least two vehicles.



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