



£925,000

Rosemount, Gibbet Lane, Whitchurch, Bristol, BS14 0BX

A Rare opportunity has arisen to acquire this Individually Built FIVE BEDROOM DETACHED DORMER BUNGALOW with ONE BEDROOMED ANNEXE to the front. The accommodation comprises; Entrance vestibule, stunning Entrance Hall with White American oak Staircase leading to the upper floor, Lounge, Dining Room, Kitchen/Breakfast Room, Two Bedrooms, Bathroom and Store Room to the ground floor. To the upper floor there is a feature galleried landing with uninterrupted views over the MENDIP HILLS and Three further Bedrooms with En Suite facilities to Master Bedroom and Second Bedroom. Further benefits include uPVC Double Glazing, Central Heating, SWIMMING POOL, Driveway to front providing ample Off Street Parking leading to Double Detached Garage and further Parking to the side of the Annex, the rear garden offers extensive views across the Mendips. The ANNEXE comprises; Kitchen, lounge/Diner, Shower Room and Double Bedroom. **VIEWINGS ARE STRICTLY BY APPOINTMENT WITH BESLEY HILL, CALL FOR AN APPOINTMENT!!!**

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DRAFT DETAILS AWAITING SELLERS APPROVAL

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ENTRANCE VESTIBULE

Double wooden entrance doors, radiator, marble flooring, ceiling coving, picture rail, feature wooden and stained glass panelled door into entrance hallway.

ENTRANCE HALLWAY

Italian marble tiled flooring, two radiators, ceiling coving, two ceiling roses, dado rail, white American oak staircase rising to first floor, white American oak doors leading to the accommodation, door leading to annexe.

BEDROOM FIVE

11' 9" x 10' 3" (3.58m x 3.12m) uPVC double glazed window to side elevation, ceiling coving, cast iron fireplace, radiator.

DINING ROOM

15' 3" x 10' 3" (4.65m x 3.12m) Two uPVC double glazed windows to side elevation, radiator, ceiling coving, cast iron fireplace.



LOUNGE

30' 6 (Max) 26'3 (min)" x 18' 6 (max) 14'2 (min)" (9.3m x 5.64m) Two uPVC double glazed windows to rear elevation, uPVC double glazed bay window to rear and side with views over the Mendips,, ceiling coving, dado rail, two radiators, feature wooden fire surround with electric coal effect fire, marble back and hearth, TV point, light points.

STORAGE ROOM

9' 8" x 5' 9" (2.95m x 1.75m) uPVC double glazed window to side elevation, laminate flooring.

BEDROOM FOUR

12' 6" x 12' 5" (3.81m x 3.78m) uPVC double glazed window to side elevation, radiator, cast iron fireplace, dado rail, ceiling coving, TV point.

BATHROOM

uPVC double glazed window to side elevation, ceiling coving, dado rail, low level W.C, pedestal wash hand basin, corner bath with mixer tap, shower attachment over, tiled splashbacks, radiator.

KITCHEN/BREAKFAST ROOM

18' 6 (max) 14'3 (min)" x 18' 5 (max)" (5.64m x 5.61m) uPVC double glazed bay window to side elevation, uPVC double glazed window to rear elevation, fitted with a range of wall and base units with work tops over tiled splashbacks, one and a half bowl stainless steel drainer sink unit with mixer tap over, space for Range cooker, extractor hood over, plumbing for automatic dishwasher, wooden flooring, built in dresser unit, uPVC double glazed doors to rear elevation, radiator, breakfast bar.



FIRST FLOOR LANDING

Split level staircase to first floor, storage cupboard, ceiling coving, dado rail, loft access, gallery landing with uPVC double glazed window overlooking side garden, landing glass panel to floor, radiator.



BEDROOM ONE

24' 8" x 19' 8" (7.52m x 5.99m) uPVC double glazed window to rear elevation, velux window to side elevation, radiator, ceiling coving door to ensuite



ENSUITE TO BEDROOM ONE

Velux window to side elevation, suite comprising low level W.C, pedestal wash hand basin, shower cubicle with mixer shower over, ceiling spot lights, radiator, tiled flooring, tiled splashbacks.

BEDROOM TWO

17' 8" x 10' 3" (5.38m x 3.12m) uPVC double glazed velux window to side elevation, uPVC double glazed window to front elevation, T.V point, ceiling coving, radiator.



ENSUITE TO BEDROOM TWO

Velux window to rear elevation, suite comprising low level W.C, pedestal wash hand basin, panelled bath with mixer shower over, radiator, tiled splashbacks.

BEDROOM THREE

14' 5" x 7' 8" (4.39m x 2.34m) Velux window to side elevation, radiator, ceiling spot lights.



OUTSIDE

FRONT

Entrance via electric gates to front, part boundary wall and fenced surrounds, gravelled driveway providing ample off street parking and further parking to the side of the annexe, detached double garage with up and over door, side access, outside light, courtesy door to garage, outside light.

SIDE

Gravelled area, wooden storage shed.

REAR GARDEN

Extensive patio area remainder mainly laid to lawn, un interrupted views towards the Mendips, shrub and hedge surrounds, swimming pool to the side with further lawned area, further driveway to the side of the annexe, outside light and tap.





ANNEXE

KITCHEN

12' 2" x 9' 6" (3.71m x 2.9m) uPVC double glazed window to front elevation, ceiling spot lights, fitted with a range of wall and base units with work tops over, tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap over, plumbing for automatic washing machine, storage cupboard, radiator, electric cooker point.

LOUNGE/DINING ROOM

26' 4" x 11' 2 16'6 max " (8.03m x 3.4m) Two uPVC double glazed windows to side elevation, uPVC double glazed door to front elevation, uPVC double glazed door to side elevation, radiator, TV point, ceiling coving, door to storage cupboard, uPVC double glazed window to side elevation.

BEDROOM TWO

uPVC double glazed windows to either side, two uPVC double glazed windows to front elevation, radiator, ceiling coving, loft access, built in wardrobe.

SHOWER ROOM

uPVC double glazed window to side elevation, radiator, low level W.C, pedestal wash hand basin, walk in shower enclosure with electric shower over, tiled splashbacks, radiator, ceiling coving, extractor fan.

TENURE - FREEHOLD

Council Tax Band House - G

Council Tax Band Annexe - A



Energy Performance Certificate



Rosemount, Gibbet Lane, BRISTOL, BS14 0BX

Dwelling type: Detached bungalow
 Date of assessment: 30 December 2016
 Date of certificate: 30 December 2016
 Reference number: 0145-2890-7326-8076-7401
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 353 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

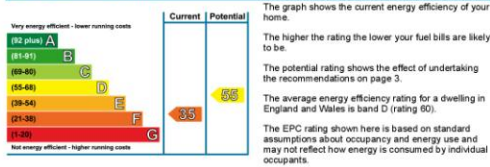
Estimated energy costs of dwelling for 3 years:	£ 10,515
Over 3 years you could save	£ 2,802

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 639 over 3 years	£ 375 over 3 years	
Heating	£ 9,393 over 3 years	£ 7,056 over 3 years	
Hot Water	£ 483 over 3 years	£ 282 over 3 years	
Totals	£ 10,515	£ 7,713	You could save £ 2,802 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 897	✓
2 Cavity wall insulation	£500 - £1,500	£ 465	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 588	✓

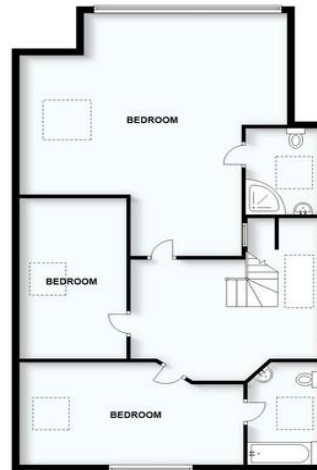
See page 3 for a full list of recommendations for this property

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

GROUND FLOOR



FIRST FLOOR



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. Plan produced using PlanItUp.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and any double glazing is where specified. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing this property.

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