



# BOURTON COTTAGE, BOURTON, WESTON-S-MARE, BS22 7YD

**Charming character cottage in the hamlet of Bourton**

**Believed to date back to the early 1800's, with later extension**

**Spacious accommodation of some 1,448 sq ft**

**Set in gardens of approximately 0.30 acres, with an additional paddock of approximately 0.27 acres**

**Reception hall/snug with quarry tiled floor**

**Sitting room with stylish oak flooring and inglenook fireplace**

**Separate spacious dining room**

**Kitchen/breakfast room with Aga**

**Conservatory**

**Four bedrooms and family bathroom to the first floor**

**Pretty, mature gardens, with summerhouse, patio and small pond**

**Stable block, ideal for storage plus large shed, both with power**

**Ample driveway parking**

**Rural, yet accessible to transport links**

Bourton Cottage is a lovely stone cottage, situated in the hamlet of Bourton, with easy access to road and rail. The cottage sits in garden of approximately 0.3 acres, and also has an additional paddock of some 0.27 acres adjoining, perfect for dogs and children! The accommodation of some 1,448 sq ft flows well and has plenty of character features, including flagstone flooring to the dining room.

The front door leads into the spacious reception hall, with practical quarry tiled flooring, giving a welcoming feel. Continue through to the sitting room, with stylish oak flooring and inglenook fireplace housing a multi-fuel stove. There is a pleasant outlook over the garden.

Return through the hallway to the dining room, with flagstone floor and once more a multi-fuel stove. A handy utility room is off the dining room.

To the other side of the hallway is the family kitchen/breakfast room, with solid fuel Aga, which provides hot water and cooking facilities. There is a good range of cupboards and plumbing for dishwasher. The conservatory leads off the kitchen and has access to the garden on two sides.

Stairs off the dining room lead to the first floor, where there are four bedrooms and a family bathroom.







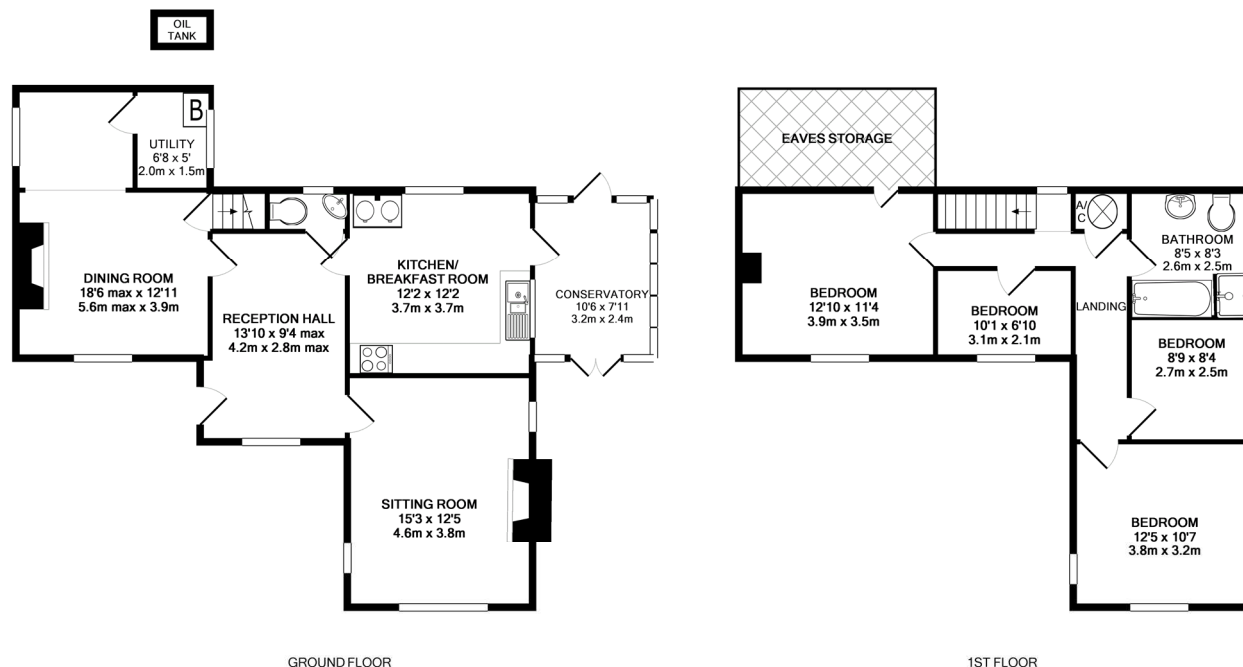
The garden is in sections, with a patio just off the conservatory and a small pond to the side. A second section of garden has mature fruit trees including apple, pear and plum. There is also a summerhouse/potting shed. There is a stable block with 3 stables, ideal for storage, plus a shed/workshop, both with power. The driveway provides ample parking and across the driveway is a small paddock (approximately 0.27 acres), perfect for dogs and children to play.

Bourton is close to the popular and unspoilt parish of Wick St Lawrence, which dates back to the fifteenth century and still retains its parish church. Social activities are provided at the village hall with more amenities available in the nearby village of Worle. Convenient access to M5 junction 21 at St Georges is within a short drive, and for the rail commuter the station at Worle Parkway offers regular trains to the city. Bristol International Airport is approx 10 miles away.



**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



TOTAL APPROX. FLOOR AREA 1448 SQ.FT. (134.5 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DIRECTIONS** On leaving Robin King's office in Congresbury, turn left on to the A370 towards Weston-super-Mare. Continue to Hewish, then shortly after the School, turn right towards Wick St Lawrence. Continue over the railway bridge and motorway bridge and the cottage will be found to the right hand side.

**SERVICES** – Oil central heating, septic tank drainage.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £1,882.74 (2017/18) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

