





# THE OLD COFFEE HOUSE, MAIN ROAD, CLEEVE, BRISTOL, BS49 4PN

**Superbly presented detached period property, believed to date back in parts to the 16<sup>th</sup> century**

**Convenient village for commuting to Bristol, with a regular bus service**

**Character features, sympathetically blended with stylish presentation, 1,772 sq ft of accommodation**

**Sitting room with inglenook fireplace and log burner**

**Beautiful 'heart of the home' open plan kitchen/dining room**

**Utility room**

**Study area**

**Downstairs cloakroom**

**Ground floor bedroom or snug**

**3 first floor bedrooms and spacious contemporary bathroom**

**Garage and off street parking**

**Garden to both sides**

This superbly presented period property is believed to date back in parts to the 16<sup>th</sup> century, and is thought to have been an old coaching stop. The accommodation of some 1,772 sq ft has been sympathetically improved and the character of the property marries well with the stylish presentation.

The front door leads into the tiled porch, then through to the spacious and impressive sitting room with an Inglenook fireplace housing a log burning stove.

Flowing off the sitting room is the superb family kitchen/dining room, which is a lovely light space, with an excellent range of painted units with wooden worktops over, space for a range cooker and up a couple of steps, a dining area where there are French doors on to the courtyard area of garden. Exposed stone walling makes this a real feature room.

The utility room is off the kitchen and has space for washing machine, tumble dryer and fridge/freezer, plus oil central heating boiler and plenty of storage.

Back into the sitting room, there is a step up to the inner hall/study area, off which is a cloakroom. At the end of the property is a charming snug, or 4<sup>th</sup> bedroom with a woodburning stove, making this a cosy room.

Stairs lead off the inner hall to the galleried landing, with 2 Velux rooflights. There are 3 good sized bedrooms, and a spacious contemporary modern bathroom with both a bath and a large walk-in shower, and wash basin plus W.C.







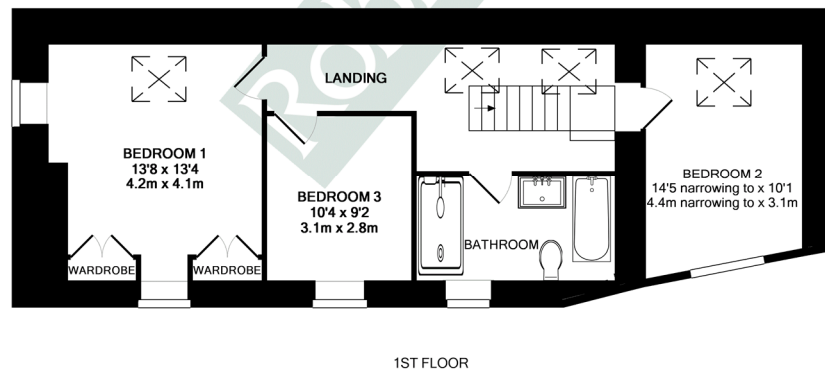
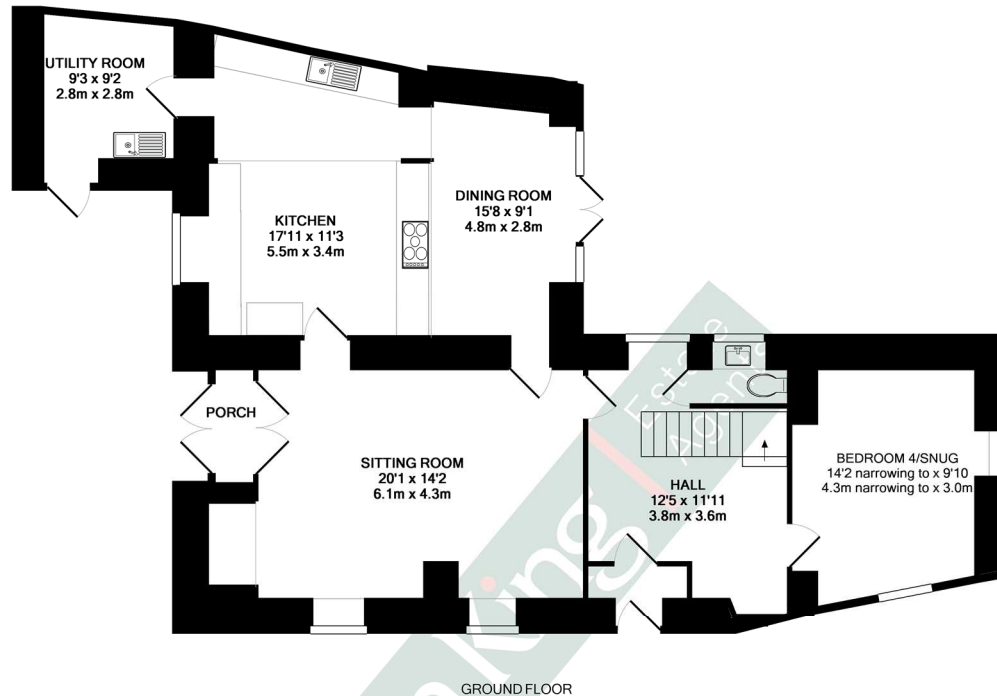
To the right hand side of the property is a pretty, secluded sun terrace with outside tap and lean-to greenhouse. There is a gate to a further small area of garden, with a further gate back round to the front of the property. To the left hand side of the cottage is gated access leading to a parking area for several vehicles plus a GARAGE 18'4x10'8. There is also an oil tank and woodstore. Beyond the courtyard is the main garden, with pathways leading to different parts of the garden, 2 ponds and a terraced seating area giving far reaching views.

The village of Cleeve has a range of facilities including general store/newsagents, hairdressers, takeaway and restaurant. There is a primary school in Claverham and secondary schooling at Backwell. A public transport service runs to and from Bristol, Weston-super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. There is a mainline railway station and a greater range of shopping and banking facilities at Yatton approximately 1½ miles distant.



**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 1772 SQ.FT. (164.6 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.

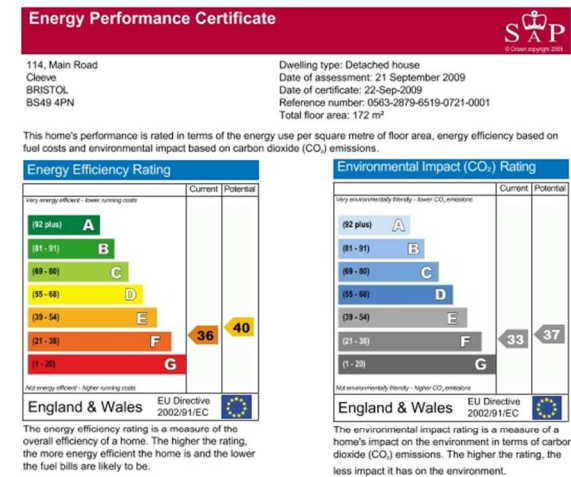
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DIRECTIONS from Robin King's office turn onto the A370 towards Bristol. On entering the village of Cleeve, continue just past the Church, where the property will be found to the right hand side.

SERVICES – oil central heating

LOCAL AUTHORITY – North Somerset District Council  
– Tel 01934 888144 – Band G £2,594.19 (2017/18) \*  
Bandings for properties altered/extended since 1st April 1993 could be subject to review.



Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	367 kWh/m² per year	335 kWh/m² per year
Carbon dioxide emissions	13 tonnes per year	11 tonnes per year
Lighting	£104 per year	£104 per year
Heating	£1799 per year	£1636 per year
Hot water	£240 per year	£217 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

