



2 THE LANE,
EASTER COMPTON, BS35 5RD

GOODMAN
& LILLEY







2 THE LANE

EASTER COMPTON BS35 5RD

GUIDE PRICE

£660,000

A unique and golden opportunity to acquire this delightful 3 bedroom character cottage, believed to date back to c1812, which has been delightfully refurbished by the current vendors to create the wonderful character property on offer today. Situated on a large plot backing onto beautiful rolling countryside, with views of the church and with the unexpected addition of a recently built 2 bedroom detached annexe with new fitted kitchen, bathroom and it's own garden. A rare opportunity indeed for two families, dependent relatives or an excellent Air BnB opportunity. Viewing is essential to fully appreciate what is on offer here.

Summary

The accommodation of the main cottage briefly comprises; small entrance hall with stairs to the first floor accommodation and attractive wooden door to the living room with flagstone floor and fireplace with inset woodburner making a lovely focal point to the room, small inner hall beyond with access to the utility room, downstairs bathroom WC, quality fitted kitchen with views over the open fields to the back and door into the living/dining room. There are three bedrooms to the first (one with potential to add a small ensuite if desired) and a large family bathroom WC off the master bedroom. The two larger bedrooms enjoy far reaching uninterrupted views of the open farmland.

Situation

Easter Compton is situated approximately 1.5 miles away from junction 17 of the M5 offering commuters excellent access into Bristol, the south west, Gloucester and the M48 to Wales. For rail commuters the railway station at Severn Beach is just 2.2 miles away. Local facilities in the village include The Fox public house, popular nearby farm shop and off license. The Mall at Cribbs Causeway is also just 1.8 miles away with huge range of shopping, retail and eateries. The village enjoys an Annual Carnival in the summer.

Useful Information

Call, Click or Come in and visit our experienced sales team - henleaze@goodmanlilley.co.uk

Local Authority: South Gloucestershire Council

Council Tax Band: C

Services: Gas, Water, Electric and Drainage

Entrance Hall

Front door, small hallway, stairs to first floor, wooden door to -

Living Room

12'6 x 11'11
With flagstone floor and fireplace with inset woodburner making a lovely focal point to the room, double glazed window to front with window seat, door to -

Inner Hall

Doors to downstairs bathroom, utility room and kitchen.

Utility Room

11'11 x 7'7
Double glazed windows to front and side, range of base units with worktops, space and plumbing for washing machine, space for upright fridge and freezer.

Downstairs Bathroom WC

8'10 x 5'1
Modern white suite comprising claw foot style bath, low level WC and pedestal wash hand basin, window to side.

Kitchen

11'11 x 10'11
Double glazed windows to side and with far reaching rural views to the rear, wood effect

flooring, a range of eye level and base units with wooden worktops incorporating a Belfast sink and black mixer tap, built in dishwasher, stylish metro tiled walls, archway to -

Living/Dining Room

17'9 x 11'11
Wood effect flooring, radiator, double glazed window and double glazed French doors to rear courtyard with great views across the fields to the rear.

Stairs To First Floor Landing

Doors to first floor accommodation.

Master Bedroom

13'4 x 10'11
Double glazed window to side, wooden door to -

En-Suite Bathroom WC

10'1 x 10'6
Double glazed window with lovely views over the open fields, modern white three piece suite comprising bath, low level WC and wash hand basin.

Bedroom 2

18'3 x 9'2
Two double glazed windows with far reaching rural views to the rear, radiator.

Bedroom 3

15'10 x 11'9
Double glazed window to front.

Annexe

Detached 1/2 bedroom Annexe accommodation -

Kitchen/Diner

15'2 x 9'9
A recently fitted kitchen with built in appliances, worktops, breakfast bar, ceiling spotlighting, two double glazed windows to rear, doors to other accommodation, space saver stairs up to loft room.

Lounge

9'7 x 9
Double glazed window to front, radiator.

Bathroom WC

Modern white three piece suite comprising panelled bath, low level WC and wash hand basin, chrome heated towel rail.

Bedroom

10'8 x 9'7
Double glazed window to front, radiator, wood effect flooring.

Loft Room

20'10 x 14'6
Window, skylight window and radiator.

Workshop

18'3 x 11'2
Rear door and window, french doors to front.

Outside

Both properties have their own garden space with patio to the annexe and good sized terrace to the cottage, both enjoying lovely uninterrupted views over the open farmland to the rear. Both also have separate driveways with space for 2 to 3 vehicles to each one.



- Beautiful 3 Bedroom Character Cottage Dating Back To Circa 1812
- Main Cottage Also With Two Good Reception Rooms, Two Bathrooms & Utility Room
- Gas Central Heating & Double Glazing
- Recently Refurbished
- Good Sized Gardens & Two Driveways Offering Lots Of Parking
- Excellent Value For Money Book Your Viewing Now!
- Detached 2 Bedroom Annexe With New Kitchen & Bathroom
- Quiet Back Lane Position With Stunning Uninterrupted Views Over Open Farmland



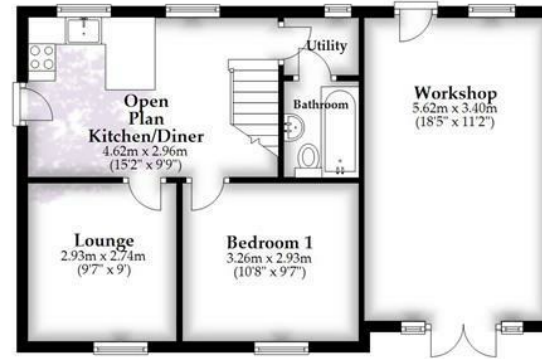
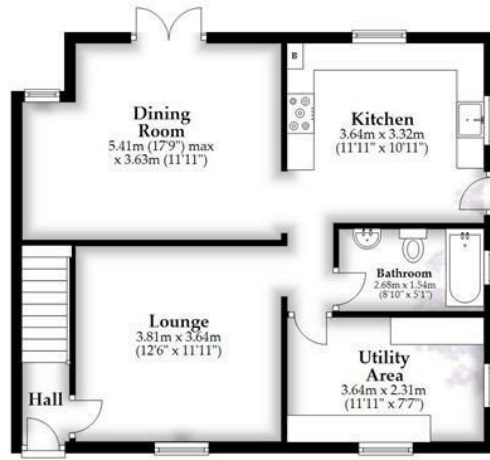


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Ground Floor

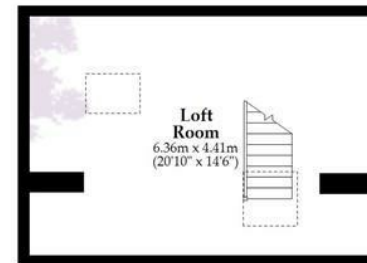
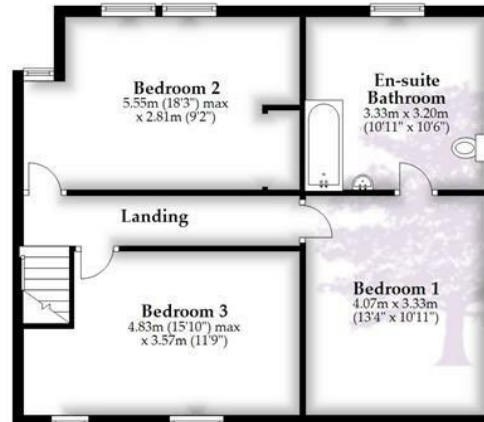
Approx. 118.0 sq. metres (1270.3 sq. feet)



Annexe

First Floor

Approx. 89.5 sq. metres (963.4 sq. feet)



Annexe

Total area: approx. 207.5 sq. metres (2233.6 sq. feet)

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 PlanUp.

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