



BREWERS COTTAGE BERWICK LANE,
HALLEN, BS10 7RR

GOODMAN
& LILLEY



LOCATED IN THE CHARMING VILLAGE OF HALLEN ON THE EDGE OF BRISTOL, THIS DELIGHTFUL TWO BEDROOM DETACHED COTTAGE OFFERS A PERFECT BLEND OF MODERN COMFORT AND RUSTIC CHARM. BUILT IN 2008, THE PROPERTY BOASTS A WELL-DESIGNED LAYOUT THAT IS BOTH INVITING AND PRACTICAL.

Location

Hallen is a village location on the edge of Bristol that offers great access to the motorway network & Cribbs Causeway as well as The Blaise Castle Estate, Westbury-on-Trym village & Bristol city centre. The local Leisure Centre with a swimming pool and gym is within walking distance and there are a host of walks across the surrounding fields that could take you to Blaise Castle Estate as well as the local nature reserve or up to the Spanorium Skyway.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Lobby

The entrance lobby is accessed through a front door and has doors to a downstairs cloakroom / WC and a generous open plan living area.

Downstairs Cloakroom / WC

Fitted with a low level WC and wash basin, double glazed window to the front.

Open Plan Living Area

Being over 24 ft in length the open plan living area offers great space and comprises a kitchen area with fitted units, wood worktops, sink unit, integrated appliances, breakfast bar, tiled surrounds and floor, a double glazed window to the front aspect and a wall mounted gas boiler. The rest of the room has wood flooring, radiators, double glazed double doors out to the rear

garden, stairs rising to the first floor and consists of space for a dining table and a good sized living area.

First Floor

Landing

With doors to all rooms, loft access and a double glazed window to the side.

Bedroom One

A great sized main bedroom with two double glazed windows out to the rear of the building, radiator and space for wardrobes.

Bedroom Two

Double glazed windows to the front aspect, radiator, and space for wardrobes.

Bathroom

Fitted with a modern suite comprising a bath, wash basin and low level WC, double glazed window to the side, heated towel rail / radiator and a tiled floor.

Outside

Rear Garden

A fair sized rear garden in need of refurbishment.

Driveway Parking

There is allocated driveway parking to the side of the property.

- Detached Cottage
- 24 Ft Open Plan Living Area
- Garden

- Two Bedrooms
- Downstairs WC
- Driveway Parking



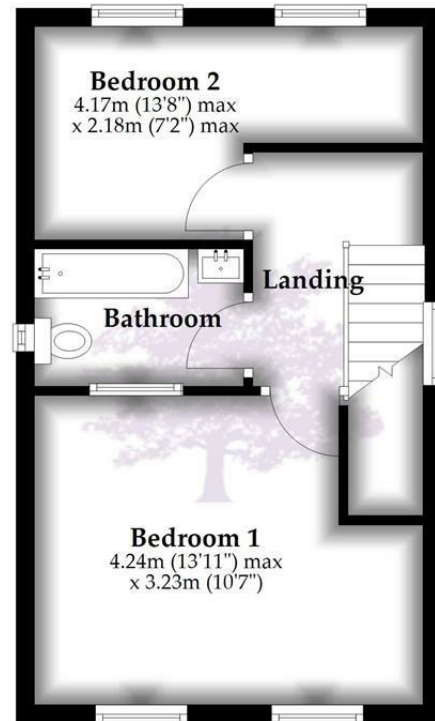
GUIDE PRICE £300,000



Ground Floor



First Floor



Total area: approx. 64.4 sq. metres (693.2 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.