

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Bathford Hill Cottage The Green, Compton Dando, BS39 4LE



£775,000

A handsome stone cottage which has been subject to recent renovation that is located in a highly sought after village.

- Recently refurbished period home
- Close to village centre
- South west facing garden overlooking countryside
- Possibility for further extension / development
- Solar panels & newly installed air source heat pump

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Bathford Hill Cottage The Green, Compton Dando, BS39 4LE

A recently renovated adjoined farmhouse that has been subject to extensive renovation and enhancement that neatly blends original features with more modern and sympathetic additions.

This delightful home is approached from the road over a shared lane that accesses a generous driveway with footpath that leads to the front door. The entrance hall leads to a breathtaking bespoke built 'Harvey Jones' kitchen/breakfast room with centrepiece island. From this room there is a lengthy dining room with exposed stone wall, in addition to a cosy lounge with eye catching wood burning stove. There is an additional room on the ground floor which could be used as a games room / family room or fourth bedroom and a useful WC and spacious/airy utility room. There are three double bedrooms found on the first floor, with the master boasting breathtaking views, across rolling countryside and onto St Marys Church. The master bedroom benefits from a modern en suite, while the remaining bedrooms are serviced by a family bathroom with a shower over a large bath. The partially converted loft space in two sections on the second floor could be utilised as an office or hobby areas as well as storage.

Externally the garden has been recently landscaped and offers formal lawn alongside a generous flag stone patio, raised flower beds stocked with a selection of shrubs and small trees in addition to a secondary lawn and small patio that enjoys uninterrupted views of rolling countryside. The property benefits from a double garage with service pit that offers scope for further development (subject to obtaining necessary consents) creating further living space perhaps with bi fold doors onto the garden or even a self - contained annex as there is existing plumbing for a bathroom at the back of the utility room.

This delightful home is located in a semi rural setting on the edge of the highly sought after village of Compton Dando that boasts a well frequented public house, a Grade II listed church and village hall. The village is located less than 3 miles from the market town of Keynsham with range of amenities including a Waitrose and mainline railway station. "The Pig", a popular boutique hotel and restaurants is situated approximately one mile away and the cities of Bristol and Bath are located some 7.5 and 9 miles respectively.

INTERIOR

GROUND FLOOR

BOOT ROOM 3.4m x 2.4m (11'1" x 7'10")

Window to front aspect, exposed feature stone wall. Doors to rooms.

KITCHEN/BREAKFAST ROOM 5.2m x 4.8m (17'0" x 15'8")

Dual double glazed windows to side aspect. Opening leading to dining room, doors to rooms. High quality hand built bespoke kitchen by 'Harvey Jones' comprising range of matching wall and base units with solid wood work surfaces, bowl and a quarter sink with mixer tap over, electric 'Range' style oven with five ring induction hob and extractor fan set into chimney breast. Integrated dish washer, space and power for upright fridge/freezer, centrepiece island, power points, splashbacks to all wet areas, radiator.

LOUNGE 5.9m x 5.4m (19'4" x 17'8")

Double glazed window to side aspect, inset wood burning stove with brick surround, radiators, walk in storage cupboard, power points, stairs rising to first floor landing, door leading to dining room.

DINING ROOM 7m x 2.4m (22'11" x 7'10")

Dual Velux style windows to roofline, exposed stone feature wall, radiators, storage cupboard, power points.

FAMILY ROOM/BEDROOM FOUR 5m x 3.1m (16'4" x 10'2")

Double glazed window to side aspect, radiator, power points. Door providing internal access to garage.

UTILITY ROOM 3.7m x 2.3m (12'1" x 7'6")

Velux style window to roofline, matching base units with roll top work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine, tumble dryer and low level fridge, newly installed air source heat pump, walk in storage cupboard, radiator, power points, tiled splashbacks to all wet areas.

WC 1.3m x 0.9m (4'3" x 2'11")

Modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 5.4m x 0.7m (17'8" x 2'3")

Double glazed windows to side aspect, radiator, power points. Doors to rooms. Stairs rising to second floor.

BEDROOM ONE 5.2m x 4.9m (measurement includes en suite) (17'0" x 16'0" (measurement includes en suite))

Three dual aspect double glazed windows to front and side aspects enjoying far reaching views across open countryside, radiator, power points Door leading to en suite shower room.

EN SUITE SHOWER ROOM 1.7m x 1.6m (5'6" x 5'2")

Double glazed window to side aspect. Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with

electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.3m x 2.4m (10'9" x 7'10")

Double glazed window to side aspect, radiator, power points.

BEDROOM THREE 3.3m x 2.4m (10'9" x 7'10")

Double glazed window to side aspect, radiator, power points.

FAMILY BATHROOM 2.8m x 2.1m (9'2" x 6'10")

Dual aspect double glazed windows to rear and side aspects, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled wide bath with centrally located mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 1.8m x 1.7m (restricted head height in places) (5'10" x 5'6" (restricted head height in places))

Storage cupboard leading to eaves, doors leading to rooms.

LOFT ROOM ONE 4.6m x 2.7m (restricted head height in places) (15'1" x 8'10" (restricted head height in places))

Dual double glazed Velux style windows to side aspect. A versatile space that could be utilised as a home office or hobby room once additional works and redecoration is complete.

LOFT ROOM TWO 2.6m x 2m (restricted head height in places) (8'6" x 6'6" (restricted head height in places))

Double glazed Velux style window to roofline, power points, door to loft storage.

EXTERIOR

APPROACH

Access from the road along a lane (which the property has rights of access across) and which leads to a private driveway.

GARDENS

Recently landscaped gardens laid to a formal lawned garden surrounded by wall and fenced boundaries with two flagstone patios, a secondary lawn with raised flower beds, a selection of shrubs and small trees and direct views of rolling countryside.

GARAGE 6.2m x 5.3m (20'4" x 17'4")

Accessed by up and over door with secondary pedestrian access, windows to front and side aspects storage to eaves, benefitting from power, lighting and inspection pit.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. The property has the benefit of mains electricity, water, air source heating, mains sewage and solar panels which are owned outright.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's

through to approximately the year 2000.

