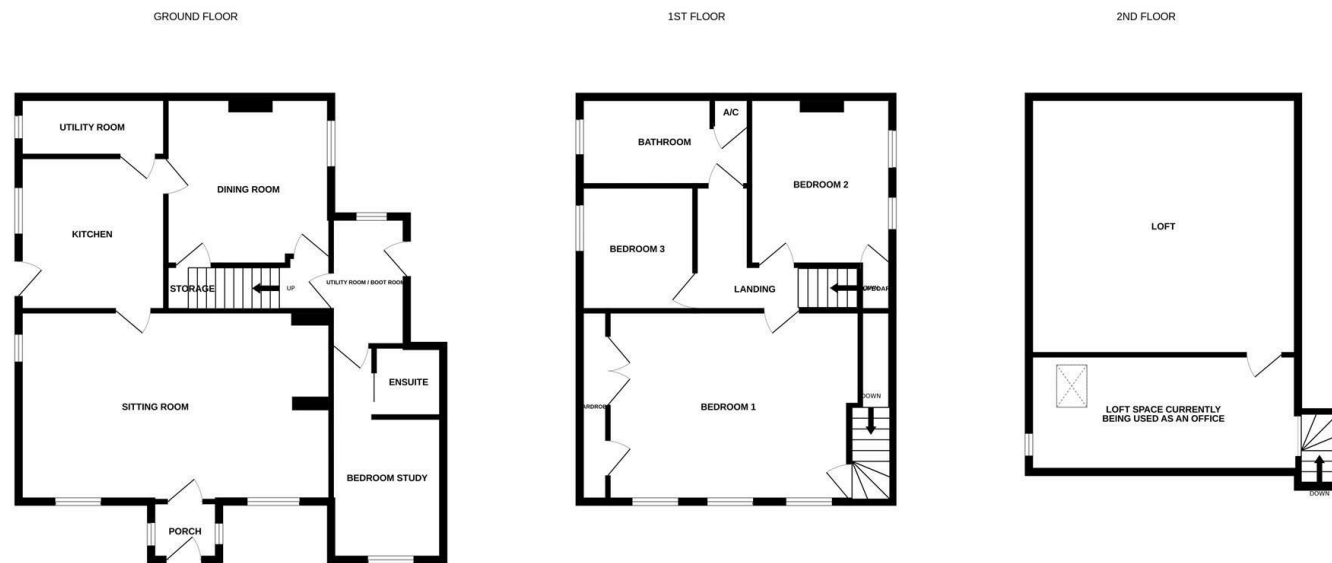


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		42	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Fernley Cottage Church Hill, High Littleton, Bristol, BS39 6HF



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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£475,000

A beautifully presented semi-detached cottage packed full of traditional charm and character whilst offering flexible accommodation with a formal garden and a productive vegetable patch to the rear.

- Charming cottage set back from the road
- Generous driveway offering ample parking
- Packed full of charm and character including an inglenook fireplace
- Useful converted loft space currently being used as an office
- Boot room ideal for when coming back from a walk on wet and muddy days
- Large main bedroom with built in wardrobes
- Easy access to the loft storage area
- Separate generous productive vegetable plot
- Enclosed formal garden with pretty open views
- Ground floor bedroom with ensuite ideal for guests



Fernley Cottage Church Hill, High Littleton, Bristol, BS39 6HF

Nestled in the picturesque Church Hill of High Littleton, Bristol, this charming semi-detached cottage exudes character and warmth. Boasting a delightful enclosed garden along with a separate vegetable patch, this property is a nature lover's dream.

Step inside to discover a generous sitting room adorned with rustic beams and a cosy inglenook fireplace, perfect for relaxing evenings with loved ones. The ground floor bedroom with an ensuite offers convenience and is ideal for accommodating guests or a relative.

Additionally, the converted loft space serves as a versatile office area, providing a quiet and inspiring workspace. Whether you're looking to unwind in the garden, entertain in the inviting living room, or work from home in the cosy loft, this cottage offers a harmonious blend of comfort and functionality.

Don't miss the opportunity to make this lovely cottage your own and experience the quintessential British countryside lifestyle.

The village of High Littleton has plenty of amenities including a local shop, hairdresser and primary school. There are local playing fields and plenty of walks to enjoy the countryside. The village location makes for ideal access to Bath 9 miles, Bristol 12 miles and Wells 10 miles.

In fuller detail the accommodation comprises (all measurements are approximate):

FRONT PORCH 1.49 x 1.28 (4'10" x 4'2")

Entry via composite front door with double glazed window to the left and right. Tiled floor. Traditional glass panel wood door with light above leads into

SITTING ROOM 6.73 x 4.19 (22'0" x 13'8")

A stunning character room with an impressive inglenook fireplace complete with bread oven and ceiling beams set the tone for this stunning home. Within the inglenook fire place is a wood burner giving the room that cosy feel and further heating comes via two radiators. The windows to the front are modern sash double glazed windows and there is a further double glazed window with a side aspect. A wood latch door leads to

KITCHEN / BREAKFAST ROOM 3.38 x 3.24 (11'1" x 10'7")

A well proportioned kitchen offering ample storage via wall and base units and granite worktops over. There is a practical tiled floor and built in appliances include a Neff double oven, hob and fridge freezer. The one and a half sink is inset into the worktop with a mixer tap. There is a double glazed window with side aspect and a double glazed door gives side access to the property.

UTILITY ROOM 3.7 x 1.30 (12'1" x 4'3")

Located directly off the kitchen, this useful room has plumbing for a washing machine and dishwasher with a worktop above and space for a tumble dryer. There is further space for an additional freezer. A combi boiler is located in the room and light from a double glazed frosted window.

DINING ROOM 3.71 x 3.71 (12'2" x 12'2")

A lovely period charm can be found in this room with a feature tiled fireplace with a surround and hearth. Storage is available with cupboards under the stairs. Double glazed window with side aspect overlooks the pathway that leads to the garden.

UTILITY / BOOT ROOM 2.85 x 1.63 (9'4" x 5'4")

A useful access to the home via a composite door after a walk. An ideal place to remove coats and muddy boots with a practical tiled floor. There is a stainless steel sink with a mixer tap and storage underneath. A further internal door leads to

STUDY / BEDROOM 4 4.88 narrows to 3.16 x 2.49 (16'0" narrows to 10'4" x 8'2")

A useful additional room on the ground floor offers an extra bedroom if required or an office/study. Ideal if an elderly relative comes to visit or you work from home. There is a double glazed sash window with a front aspect and a skylight which can be opened via a control on the wall and there is a radiator for heating. A sliding frosted glass pocket door leads to

ENSUITE 1.56 x 1.52 (5'1" x 4'11")

Shower with curved glass screen. Pedestal basin and a toilet. The walls and floor are tiled for easy maintenance and a heated towel rail is provided.

FIRST FLOOR

BEDROOM 1 4.15 x 5.00 to wardrobes (13'7" x 16'4" to wardrobes)

A generous bedroom benefitting from three double glazed windows with front aspect, built-in wardrobes with traditional style doors and two radiators. The charm continues with ceiling beams sure to impress. A fire door leads up the the converted loft space.

BEDROOM 2 3.7 x 3.65 (12'1" x 11'11")

A further delightful bedroom with two double glazed windows, radiator and a cupboard over the stairs.

BEDROOM 3 2.75 x 2.53 (9'0" x 8'3")

A great final bedroom on the first floor with a double glazed window and a radiator.

BATHROOM 3.73 x 1.93 (12'2" x 6'3")

A lovely size room with a double glazed frosted window offering the ability to accommodate a separate corner oval bath and a separate shower with curved glass entry door and practical back boards. There is also a pedestal basin and a corner toilet. The walls are part tiled with heated towel rail and the floor is tiled.

TOP FLOOR 6.78 x 2.57 (22'2" x 8'5")

A staircase leads up from bedroom 1 to the converted loft space which is being used as an office/hobby room and has an electrical panel heater. There is a skylight in the sloping roof and a double glazed window at each end. An access door gives easy access to the loft storage space.

OUTSIDE

FRONT OF PROPERTY

Access to the property is via a block paved driveway with parking for 2/3 cars. To the left of the driveway is a stone dwarf wall to the lawned area with mature flower boarders packed full of plants and shrubs. The boundary is enclosed with a wall to the front and left and a mature hedge to the right. Access to both sides of the property is available with a pathway which leads past the property behind and onto the rear gardens.

REAR GARDENS

Located behind the attached cottage to Fernley Cottage are two separate areas consisting a great size vegetable plot with raised beds, sheds and water butts. To the other side of the pathway is a formal garden, enclosed by mature hedges, which is laid mainly to lawn and has a summer house, brick built shed and flower beds. This garden has a tranquil setting with open views to the rear and really is a delightful place to enjoy some downtime or a place for children to play.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

All mains services water, Electricity, Gas and drainage.

Broadband. Ultrafast 1000mps (source Ofcom)

Mobile phone outside. EE O2 Three Vodaphone . Likely. (Source Ofcom)

Local authority. Bath and North East Somerset

Located within a coal mining reporting area.

