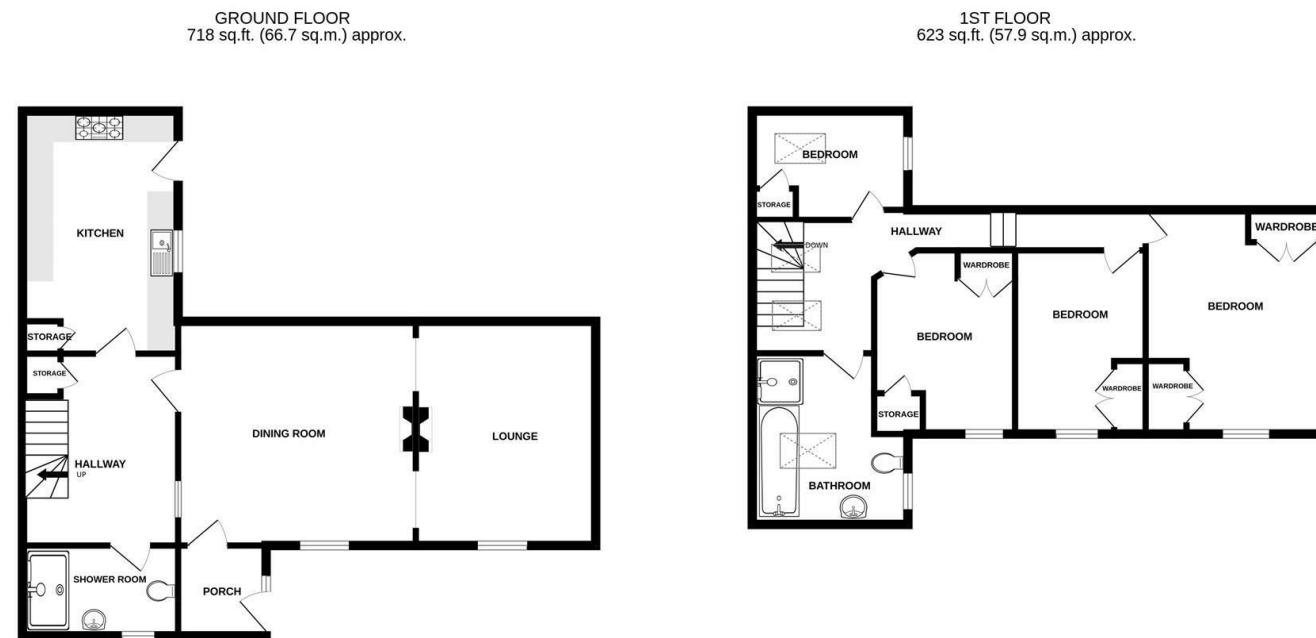


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Fern Cottage 2 Church Lane, Bitton, Bristol, BS30 6LH



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.  
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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Price Guide £595,000

A beautifully presented attached period cottage set in an appealing central village location, within a Conservation Area, easily accessible to Bristol and Bath.

- Renovated combining period charm with modern convenience and a crisp contemporary finish
- Porch
- Linked living & dining area with central double sided wood burning stove
- Large inner hallway with study area
- Kitchen/breakfast room
- Downstairs shower room
- 4 Bedrooms
- Luxury bathroom
- Good size mature gardens with secluded paved terrace ideal for alfresco dining
- Parking

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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# Fern Cottage 2 Church Lane, Bitton, Bristol, BS30 6LH

Fern Cottage is a delightful period stone built semi detached cottage which was professionally renovated around 2010 and provides accommodation with that rare quality of character combined with a crisp modern finish. It has an attractive façade with traditional stone elevations and a tiled roof and features double glazed sash windows and oak joinery internally with the particular feature of a double sided wood burning stove between the living and dining areas which creates a cosy environment.

Internally the property is approached through an entrance hall to the open plan living and dining area with a large inner hallway which doubles as a study area together with good size kitchen/breakfast room and downstairs shower room. On the first floor there are four bedrooms with built in storage and a good size luxury family bathroom.

Externally the property is set back from Church Lane with two parking spaces, a good size garden lying mainly to one side of the property and leading to a delightful secluded courtyard at the rear, which is an ideal area for outdoor entertaining.

Church Lane is a sought after location within the village close to St Marys Church and Golden Valley lane with opportunities for country walks from the door step and accessible to the Avon Valley Railway and Bristol - Bath cycle track. Bitton has a garden centre with cafe within walking distance and a nearby convenience store. The town of Keynsham provides a wider range of amenities and a railway station and the cities of Bristol and Bath are within easy reach by road and public transport.

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

## GROUND FLOOR

The ground floor has under floor heating.

Oak entrance door and double glazed side panel leading to

## PORCH

Flagstone floor, exposed stone wall.

## DINING ROOM 4.32m x 3.94m (14'2" x 12'11")

Oak flooring, double glazed sash window to front aspect, fireplace with timber bressumer beam and Yeoman double sided wood burning stove with brick hearth. Uplighters.

## SITTING ROOM 4.32m x 3.44m (14'2" x 11'3")

Double glazed sash window to front aspect, oak flooring, uplighters. Double sided woodburning stove with timber bressumer beam and brick hearth.

## INNER HALLWAY 4.22m x 3.07m (13'10" x 10'0")

Oak flooring, staircase rising to first floor with cupboard beneath. Downlighters, useful study area.

## SHOWER ROOM

Double glazed sash window to front aspect, tiled floor and part tiled walls, ceiling mounted downlighters. White suite with chrome finished fittings comprising wc, wash basin with mixer tap and fully tiled shower enclosure with rain head and hand held shower fittings and thermostatic shower. Exposed beam, illuminated mirror, heated towel rail.

## KITCHEN/BREAKFAST ROOM 4.65m x 2.95m (15'3" x 9'8")

Double glazed sash window overlooking the garden and door to outside, tiled floor, wall mounted Worcester gas fired boiler, cupboard with pressurized hot water cylinder, ceiling mounted downlighters. The kitchen is furnished with an extensive range of cream coloured modern wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and upstands. Inset porcelain sink with mixer tap. Plumbing for washing machine and dishwasher, space for upright fridge/freezer. Leisure range cooker with gas hob, back panel and canopy extractor hood.

## FIRST FLOOR

## LANDING

Vaulted ceiling with downlighters, two remote controlled double glazed velux windows.

## BEDROOM 4.29m x 3.45m (14'0" x 11'3")

Double glazed sash window to front aspect, ornamental fireplace recess with timber bressumer beam, built in wardrobes (included in measurements). Radiator.

## BEDROOM 3.35m x 2.53m (10'11" x 8'3")

Double glazed sash window to front aspect, ceiling mounted downlighters, radiator. Built in wardrobes (included in measurements).

## BEDROOM 3.42m to max x 2.70m (11'2" to max x 8'10")

Double glazed window to front aspect, ceiling mounted downlighters, built in shelved cupboard and separate built in wardrobe (included in measurements). Radiator. Wall mounted uplighters.

## BEDROOM 2.95m x 2.65m to max (9'8" x 8'8" to max)

Double glazed sash window and double glazed velux window, vaulted ceiling with downlighters. Radiator. Built in shelved cupboard (included in measurements).

## BATHROOM

Double glazed sash window to front aspect with double glazed velux window. Vaulted ceiling with downlighters, fully tiled walls and floor, heated towel rail. Luxury suite in white with chrome finished fittings comprising bath with side mounted mixer tap, wc with concealed cistern and wash basin with mixer tap. Shaver point, illuminated mirror. Fully tiled shower enclosure with thermostatic shower.

## OUTSIDE

To the front of the property and approached from Church Lane are two gravelled parking spaces.

## GARDENS 14m x 10m (45'11" x 32'9")

A gate leads into the garden which lies to the front and side of the property. It is attractively landscaped laid mainly to lawn with pear and apple trees. The side garden is approximately 14m x 10m.

## REAR COURTYARD 8.25m x 3.80m (27'0" x 12'5")

A secluded flagstone terraced area with outside tap and light, just beyond the kitchen door with timber seating and raised planters. This is an ideal area for outdoor area for entertaining and enjoys a good degree of seclusion.

## TENURE

Freehold.

## COUNCIL TAX

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

## AGENTS COMMENTS

The parking area to the front of the property does not form part of the title but we understand the property has had long term usage. Further details on request.

All mains services are connected. The cottage has underfloor gas fired central heating on the ground floor with radiators upstairs.

The property is located in a Conservation Area.

