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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Coach House Vicarage Lane, Compton Dando, BS39 4LA



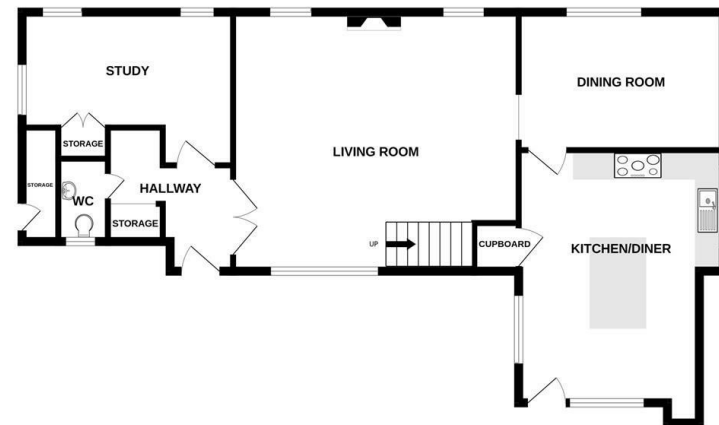
Price Guide £695,000

A delightful period Coach House conversion set in a secluded location in the popular and idyllic village of Compton Dando.

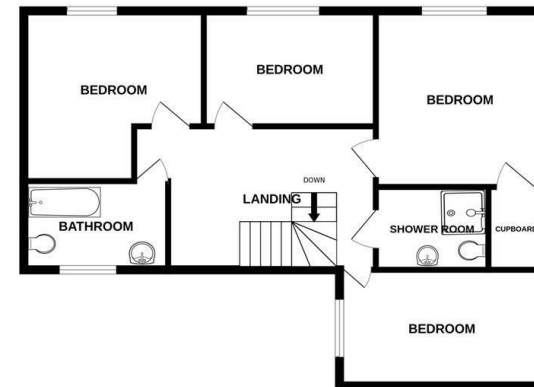
- Recently refurbished offering characterful accommodation across two floors
- Just under 1700 sq ft
- Sought after village location
- 3 Reception rooms
- Re-fitted kitchen/breakfast room with built in appliances
- Downstairs wc and laundry area
- 4 Bedrooms
- Re-fitted bathroom & separate shower room
- Delightful level walled garden
- Detached garage and parking



GROUND FLOOR



1ST FLOOR



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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The Coach House Vicarage Lane, Compton Dando, BS39 4LA

The "Coach House" is a delightful detached stone built property believed to have been converted during the 1970's, the building itself dating back to the 1800's. It forms part of a small complex of residential properties created from the conversion of Manor Farm. The property has been subsequently extended and more recently refurbished to provide delightful characterful accommodation which is well presented throughout.

The features including exposed stonework and timber beams which blend perfectly with more modern additions such as the refurbished kitchen/breakfast room and new bathrooms to create a pleasant living environment. The accommodation is arranged across two floors with the ground floor comprising an entrance hall, three separate reception rooms, all of good size, in addition to the attractive refitted kitchen/breakfast room with a range of built in appliances. There is a useful downstairs wc and laundry room.

The first floor has a landing off which the four well balanced bedrooms are located together with a bathroom and separate shower room, both of which have stylish modern fittings.

On the outside the property is approached beneath a tiled canopy to a generous courtyard which is owned by the property (and subject to rights of access and parking for the neighbouring properties). This leads to a detached garage. A gate leads to a delightful walled garden which is immediately to the rear of the property and enjoys a good degree of seclusion, laid predominantly to lawn with well stocked flower and shrub borders and small trees. The garden also includes the original well to Manor Farm House.

The property enjoys a highly secluded location on Vicarage lane close to St Marys Church. The village of Compton Dando is idyllic with a popular pub and community village hall. The village is located less than 5 miles from Keynsham which offers a range of day to day amenities including a Waitrose food store and is within easy commuting distance of Bristol and Bath. The Chew Valley and Mendip Hills are close by with a wonderful range of recreational facilities.

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

GROUND FLOOR

Entrance door to

HALLWAY

Wood flooring.

LAUNDRY/CLOAKROOM 2.16m x 1.28m (7'1" x 4'2")

Double glazed window to front aspect, wood flooring, plumbing for washing machine beneath an oak work surface. Radiator. Recess with hanging rail.

DOWNSTAIRS WC

Window to front aspect. Re-fitted with a modern suite in white comprising wc and wash basin with mixer tap set in vanity unit with cupboard beneath. Wood flooring, radiator, over sink mirrored cupboard.

STUDY/BEDROOM 5 4.23m x 2.44m plus door recess (13'10" x 8'0" plus door recess)

Double glazed windows to two aspects, beamed ceiling, access to roof space. Wardrobe recess with hanging rail (excluded from measurements), radiator. The study is presently being used as an additional downstairs bedroom.

LIVING ROOM 5.73m x 5.19m (18'9" x 17'0")

Multi pane picture window overlooking the rear garden, open tread staircase to first floor, beamed ceiling, stone fireplace with open grate, two double glazed windows to rear aspect, built in library shelving (included in measurements). Two radiators, glazed double doors to hallway.

DINING ROOM 4.10m x 2.79m (13'5" x 9'1")

Double glazed window to rear aspect with plantation shutters, built in shelving, wood flooring. Radiator.

KITCHEN/BREAKFAST ROOM 5m x 3.72m (16'4" x 12'2")

Double glazed window overlooking the garden and stable door leading to the outside. Further double glazed window to side aspect. Beamed ceiling, ceiling mounted downlighters, radiator. The kitchen has been refitted with a range of contemporary units in grey providing drawer and cupboard storage space with contrasting white silestone quartz work surfaces and upstands. Inset one and a quarter bowl ceramic sink with mixer tap, integrated Bosch dishwasher and space for range cooker with stainless steel canopy hood. Matching island unit with drawers, cupboards and wine chiller, integrated refrigerator and breakfast bar over hang. Integrated microwave, integrated upright fridge/freezer, shelved pantry (excluded from measurements).

FIRST FLOOR

LANDING

Double glazed window to rear aspect, exposed ceiling beam, radiator.

BEDROOM 3.38m x 3.52m (11'1" x 11'6")

Dual aspect with double glazed windows to side and front aspects, the latter being fitted with plantation shutters. Exposed ceiling beam, radiator, built in cupboard (excluded from measurements).

BEDROOM 3.50m to max x 3.42m (11'5" to max x 11'2")

Double glazed window to front aspect with plantation shutters, radiator, built in wardrobe (included in measurements).

BEDROOM 3.31m x 3.52m (10'10" x 11'6")

Double glazed window to front aspect with plantation shutters, exposed ceiling beam, radiator.

BEDROOM 3.45m x 2.32m (11'3" x 7'7")

Double glazed window overlooking the rear garden, radiator.

BATHROOM 2.87m x 1.63m (9'4" x 5'4")

Double glazed window to rear aspect, tiled floor, ceiling mounted downlighters. Recently refitted with an attractive contemporary suite in white with chrome finished fittings comprising bath with mixer tap, thermostatic over bath shower and glass shower screen, wc with concealed cistern and wash basin with cupboard beneath and mirrored cupboard. Heated towel rail.

SHOWER ROOM

Recently refitted with a white suite with chrome finished fittings comprising wc with concealed cistern, wash basin with vanity unit and cupboard beneath and mixer tap. Mirrored wall cupboard. Tiled floor, heated towel rail, fully tiled shower enclosure with thermostatic shower head, extractor fan, ceiling mounted downlighters.

OUTSIDE

The property is approached from Vicarage Lane beneath a tiled canopy with a gate leading to the

WALLED GARDEN 13m x 12m (42'7" x 39'4")

Immediately adjacent to the rear of the property is a lovely level garden with a south easterly facing aspect. It comprises a paved terrace immediately to the rear of the property ideal for alfresco dining in the summer months, beyond which the garden is laid to lawn with cultivated borders stocked with shrubs, bushes and small trees. An outside tap and light are provided.

At the end of the garden there is a

GARAGE 5.90m x 2.87m (19'4" x 9'4")

Up and over entrance door, pedestrian side door to garden, power and light connected.

The garage is approached from the courtyard parking area which is owned by the Coach House but over which various neighbours have rights of access and parking rights. There is space to park three additional cars in the courtyard area and on street parking is available on Vicarage lane.

The oil storage tank is also within the courtyard.

BOILER HOUSE 2.30m x 1.10m (7'6" x 3'7")

Integral with the property and housing a floor mounted Worcester oil fired boiler. Shelving, power and light.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, 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

Mains water, drainage and electricity are available and connected. There is no gas. The property has oil fired central heating.

The property owns the courtyard parking area but neighbours have various rights of way across to access their properties, garaging and have the right to park vehicles in designated areas. Further details will be available on viewing the property.

True speed broadband. There is no land line connected.

The property is situated in a Conservation Area.

Limited mobile voice and data coverage available internally, EE, Three, O2, Vodafone coverage likely available externally. Source - Ofoom.

