

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Manor Cottage Manor Road, Saltford, Bristol, BS31 3AF



Guide Price £1,500,000

A rare opportunity to purchase a wonderful period barn conversion offering spacious and comfortable accommodation with an enviable southerly facing aspect overlooking gardens and paddocks extending in total to 4.25 acres.

- Perfect location over adjoining countryside but readily accessible to local amenities
- Stunning views
- Reception hall & 2 reception rooms
- Bespoke family kitchen with Aga and separate utility room.
- 5 bedrooms
- Modern en suite & family bathrooms
- Two double garages
- Detached building used as further double garage, home office and gym with wet room
- Large level lawned garden
- Paddock, in total approx. 4.25 acres

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Manor Cottage Manor Road, Saltford, Bristol, BS31 3AF

Manor Cottage is a well appointed family home formed from the conversion of a range of stone barns into three dwellings of which Manor Cottage is the predominate property. It is particularly well located on the southern fringe of the village of Saltford within green belt bordering open countryside. The accommodation is well presented throughout, notably spacious and comfortable. It is approached through a large open entrance porch to a reception hall. Glazed double doors lead to a large drawing room with a beamed ceiling and stone fireplace with Jetmaster grate. There is a separate dining room and an appealing family kitchen furnished with a range of bespoke units and an AGA. A utility room and cloak/wc complete the ground floor accommodation. All the main rooms overlook the garden and have countryside views on the southern side of the building.

On the first floor are five bedrooms, the master bedroom has an en suite bathroom and the other rooms are served by a well appointed family bathroom.

The property is approached from Manor Road through double electrically operated gates which provide a good degree of privacy and lead to gravel parking, a turning area and driveway. To one side of the property is a double garage, while a wide paved terrace runs the full width of the property at the rear, beyond which is an extensive level lawn. On the other side of the driveway lies a large recently constructed stone faced detached building providing an additional double garage, home office and gym with wet room. There is potential to use the building for residential purposes, subject to obtaining planning consent. Beyond the garden and within a ring fence is a large paddock ideal for equestrians, keeping a small head of stock or simply for leisure and amenity purposes. We understand the total plot extends to approximately 4.25 acres.

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

GROUND FLOOR

RECESSED OPEN PORCH

Part glazed entrance door to

HALLWAY 5.25m x 3.81m (17'2" x 12'5")

Oak flooring, beamed ceiling, staircase first to first floor, radiator. The main hallway opens onto an inner hallway which has an additional radiator and double glazed windows to the rear aspect.

CLOAKROOM/WC

WC and wash hand basin, radiator, fully tiled walls and floor.

DRAWING ROOM 7.03m x 5.15m (23'0" x 16'10")

Stone fireplace with timber bressumer beam and Jetmaster grate. Two radiators, double glazed french doors to terrace and two double glazed windows overlooking the garden. Glazed double doors to hallway.

DINING ROOM 4.06m x 3.95m (13'3" x 12'11")

Double glazed french doors to terrace with matching side windows overlooking the garden. Beamed ceiling, radiator.

FAMILY KITCHEN 6.15m x 3.93m (20'2" x 12'10")

Double glazed french doors to terrace and double glazed window overlooking the garden, terracotta tiled floor, beamed ceiling, radiator, ceiling mounted downlighters. Furnished with a range of traditionally styled bespoke wall and floor units providing excellent drawer and cupboard storage space with granite work surfaces and up-stands. Twin Belfast sink with mixer tap, inset two ring AEG electric hob, integrated dishwasher and fridge/freezer. Black four oven gas fired AGA set in stone surround. Island unit with fitted cupboards and breakfast bar.

UTILITY ROOM 3.66m x 1.23 (12'0" x 4'0")

Double glazed window, fitted wall and floor units with solid wood work surfaces, inset stainless steel single drainer sink unit with mixer tap. Heated towel rail. Plumbing for automatic washing machine.

FIRST FLOOR

LANDING

Double glazed velux style windows, two radiators, built in wardrobe, airing cupboard with hot water cylinder.

BEDROOM 5.64m x 3.81m (18'6" x 12'5")

Two double glazed windows overlooking the garden with rural views beyond. Ceiling mounted downlighters, radiator. Walk in wardrobe (excluded from measurements).

EN SUITE BATHROOM

Double glazed Velux window, fully tiled walls and floor. White suite comprising panelled steel bath with mixer tap, WC with concealed cistern and circular wash hand basin with mixer tap set on a vanity unit, double width shower enclosure with thermostatic shower head, heated towel rail. ceiling mounted downlighters.

BEDROOM 4.06m to max into recess x 3.93m (13'3" to max into recess x 12'10")

Two double glazed windows overlooking the garden and views beyond. Radiator.

BATHROOM 3.97m x 2.23m (13'0" x 7'3")

Double obscure glazed window, fully tiled walls. White suite with chrome finished fittings comprising corner bath, WC with concealed cistern, pedestal wash hand basin, walk in shower with thermostatic shower head. Chrome finished heated towel rail.

BEDROOM 4.0m to door recess x 4.52m (13'1" to door recess x 14'9")

Double glazed window overlooking the garden with country views. Wall hung wash hand basin with tiled splashback. Radiator.

BEDROOM 4.09m x 2.51m (13'5" x 8'2")

Double glazed window to front aspect with lovely views. Pedestal wash hand basin with tiled splashback, radiator.

BEDROOM 4.12m x 2.54m (13'6" x 8'3")

Double glazed window overlooking garden with views beyond. Radiator. Pedestal hand basin with tiled splashback, walk in wardrobe (excluded from measurements).

OUTSIDE

The property is approached from Manor Road through solid double gates with an entry phone and remote controlled access system. The gates lead to an extensive gravelled driveway, parking and turning area offering abundant parking for numerous vehicles.

DOUBLE GARAGE 6.16m x 5.04m to max (20'2" x 16'6" to max)

Attached at the side of the property with twin up and over doors, personal door and two windows. Power and light connected. Worcester floor mounted gas fired boiler. To the side of the garage is a courtyard area.

DETACHED STONE FACED ANCILLARY BUILDING

On the opposite side of the driveway and recently constructed. Comprising

DOUBLE GARAGE 6.0m x 5.30m (19'8" x 17'4")

Double entrance doors, power and light. Downlighters and access to loft space.

HOME OFFICE WITH KITCHEN 6.0m x 5.76m (19'8" x 18'10")

Three panel double glazed bifold doors. Tiled floor with underfloor heating. Downlighters. Newly fitted kitchen with built in wall and floor units, inset sink and integrated appliances, including oven, hob and hood, dishwasher, fridge/freezer and separate washing machine and tumble dryer.

GYM 6.0m x 5.82m (19'8" x 19'1")

3 panel double glazed bifold doors. Tiled floor with underfloor heating.

ENSUITE WETROOM

Included in gym measurements. Fully tiled wall and floor. WC and wash basin. Thermostatic shower.

LARGE GARDEN

On the southern side of the property. Adjacent to the barn is a wide flag stone terrace facing due south with hedging and an attractive wisteria, beyond which lies a level lawn with shrub borders and mature trees. There is a

PADDOCK

Large area of level paddock which has a secondary agricultural access and includes a small area of copse. In total, we understand, the plot extends to approximately 4.25 acres.

COUNCIL TAX

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

SERVICES

Mains water, electricity and gas are connected. The property has a private drainage system with two septic tanks. A security system is installed.

TENURE

Freehold

PLANNING

Planning consent was granted on 6th June 2022 by Bath & North East Somerset Council for the demolition of existing outbuildings and swimming pool and the erection of a new single storey garage/storage building and alterations and extensions to the main house. Ref 22/02332/FUL. This consent has been partly implemented and remains extant. One of the conditions of this consent was varied under ref 23/03786/VAR.

The use of the recently built ancillary building is permitted development and a Certificate of Proposed Lawful Use has been issued the the Local Authority.

The property is not listed but is within the Greenbelt.

ADDITIONAL INFORMATION

Standard broadband speeds available, Source - Ofcom

Mobile Voice & Data coverage likely available externally via EE, Three, Vodafone and O2. Source - Ofcom.

