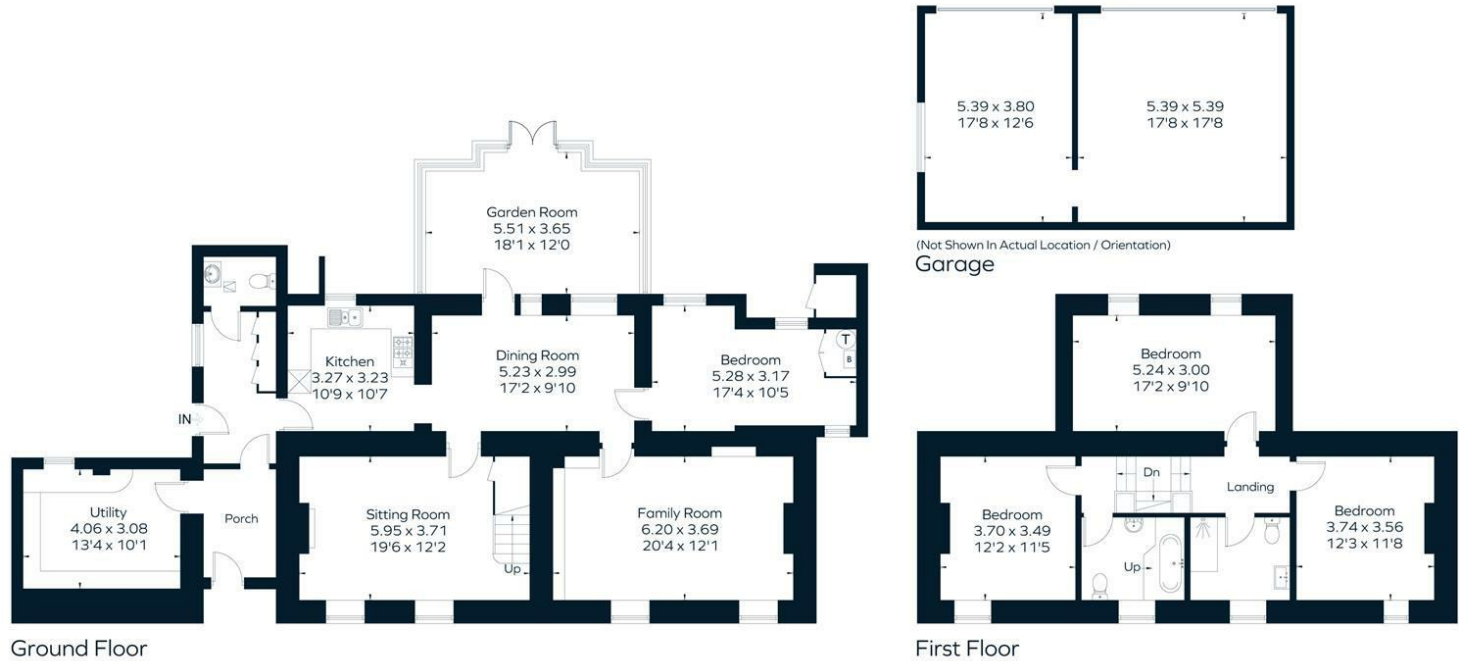


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Floor Area = 221.0 sq m / 2379 sq ft
Garage = 50.3 sq m / 541 sq ft
Total = 271.3 sq m / 2920 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68750

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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Crofton Cottage Bath Road, Swineford, Bristol, BS30 6LW



Price Guide £875,000

A delightful detached period cottage in a riverside village location between Bristol and Bath, set in 0.32 acres with a long frontage to the River Avon.

- Extending to circa 2200 sqft
- Beautifully presented versatile accommodation
- Attractive riverside gardens with lovely views
- Set on a plot extending in total to 0.32 acres
- Convenient village location between Bath (5 miles) and Bristol (8 miles).
- 3 reception rooms and garden room
- Kitchen, utility and downstairs WC
- 4 Bedrooms (one on the ground floor) and 2 well appointed Bath/shower rooms
- Secure driveway parking
- Large double garage



Crofton Cottage Bath Road, Swineford, Bristol, BS30 6LW

Crofton Cottage is a delightful detached period cottage with a south-west facing level garden and a long frontage to the River Avon in a beautiful setting overlooking Swineford Lock and Weir with fine views along the river towards Bath and across surrounding countryside.

The property was originally two attached cottages successfully fused into one some years ago and renovated to a high standard. The resulting accommodation has character but also the creature comforts associated with modern living and a good degree of inherent versatility. On the ground floor there is an entrance hall, three well proportioned reception rooms, kitchen and separate utility room, cloakroom/wc, a double glazed aluminium framed garden room enjoying beautiful views across the garden and a double bedroom which is presently used as a study. The first floor has three double bedrooms, one of which has river views with the other enjoying an outlook across open countryside. The first floor bedrooms are served by a well appointed family bathroom and separate shower room.

On the outside, the cottage has an attractive double fronted stone façade to Bath Road with high walls and an electric sliding gate providing the approach to a secure driveway, parking and turning area adjacent to a large double garage (which is capable of housing three vehicles if required). The garden room opens onto a delightful level southwest facing garden with many points of interest including an oak framed covered sitting area, hot tub, paved terrace and an ornamental pond. The plot has a long frontage to the river which is extensively paved and includes a landing stage and elevated timber deck from which superb views can be enjoyed across the river to Swineford Lock and Weir and downstream towards Bristol. This is a truly magical and relaxing setting, perfect for those who enjoy natural history, boating and fishing.

Swineford is a popular village location between Bristol and Bath which are 8 and 5 miles away respectively. The cities contrast with each other, Bristol being a regional centre with a vast range of amenities while Georgian Bath is world renowned. The village has an excellent pub, The Swan, with numerous country walks available from the doorstep on the Monarchs Way and Cotswold Way to Upton Cheyney and North Stoke, while the nearby Town of Keynsham which is 3.5 miles away has Waitrose and Tesco food stores, a variety of local shops and amenities and a railway station.

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

GROUND FLOOR

HALLWAY

Tiled floor, radiator, ceiling mounted downlighters.

INNER HALLWAY

Composite double glazed stable door to outside, double glazed window, tiled floor, electric panel heater and ceiling mounted downlighters. Useful built in floor to ceiling cupboards.

CLOAK/WC

Double glazed Velux window, tiled floor and half tiled walls. Modern white suite with chrome finished fittings comprising wc, wash basin set in a vanity unit with mixer tap and cupboard beneath. Electric panel heater.

KITCHEN 3.27m x 3.23m (10'8" x 10'7")

Double glazed window to rear aspect with views across the garden towards the River Avon, vaulted ceiling with two double glazed Velux windows and ceiling mounted downlighters. Tiled floor, vertical radiator. The kitchen is furnished with a range of cream wall and floor units providing drawer and cupboard storage space with contrasting worksurfaces and tiled surrounds. Inset one and quarter bowl sink with mixer tap, integrated dishwasher, pull out ladder unit, two drawer integrated refrigerator, stainless steel Rangemaster five ring range cooker with matching steel back panel and hood.

DINING ROOM 5.20m x 2.98m (17'0" x 9'9")

Deep set internal double glazed windows and door to garden room. Two radiators, ceiling mounted downlighters, tiled floor.

GARDEN ROOM 5.32m x 3.32m to maximum (17'5" x 10'10" to maximum)

Double glazed powder coated aluminium framed with a glass roof. Tiled floor. Fitted automatic roof blinds. Double glazed french doors leading to the garden. Electric panel heaters. The garden room provides a lovely spot to enjoy the views across the garden towards the river and surrounding countryside.

SITTING ROOM 5.97m to max x 3.76m (19'7" to max x 12'4")

Two double glazed windows to front aspect. Inset feature gas fire, tiled floor, ceiling mounted downlighters and wall lights. Oak staircase to first floor with understairs storage cupboard. Two radiators.

FAMILY ROOM 6.14m x 3.70m (20'1" x 12'1")

Two double glazed windows to front aspect, terracotta tiled floor, two radiators, extensive fitted library shelving (included in measurements).

BEDROOM 5.10m x 3.18m reducing to 2.49m (16'8" x 10'5" reducing to 8'2")

Presently used as a study. Two double glazed windows to rear aspect and one to the front, terracotta tiled floor, two radiators, access to roof space. Cupboard (included in measurements) with Worcester gas fired boiler and pressurised hot water cylinder.

FIRST FLOOR

SPLIT LEVEL LANDING

Oak flooring, ceiling mounted downlighters, access to roof space.

BEDROOM 5.26m x 3.05m (17'3" x 10'0")

Two double glazed windows to rear aspect overlooking the river and garden, oak flooring, ceiling mounted downlighters, radiator and air conditioning.

BEDROOM 3.76m x 3.57m (12'4" x 11'8")

Double glazed window to front aspect with rural views, oak flooring, ceiling mounted downlighters, radiator and air conditioning.

BEDROOM 3.70m x 3.47m (12'1" x 11'4")

Double glazed window to front aspect with rural views. Oak flooring, ceiling mounted downlighters, radiator.

FAMILY BATHROOM 2.76m x 2.02m (9'0" x 6'7")

Double glazed window to front aspect. Luxury white suite with chrome finished fittings comprising free standing roll top bath with mixer tap incorporating shower attachment, pedestal wash hand basin with tiled splashback and low level wc. Heated towel rail, ceiling mounted downlighters. Access to roof space.

SHOWER ROOM 2.56m x 2.15m (8'4" x 7'0")

Double glazed window to front aspect, heated towel rail. Contemporary white suite comprising wc, pedestal wash hand basin with tiled splashback and large fully tiled shower enclosure with thermostatic shower with rain head and hand held fittings.

OUTSIDE

On the western side of the cottage is a paved parking space, while to the east are high stone walls providing privacy with a sliding electric gate accessing a secure extensive block paved parking and turning area capable of accommodating a number of vehicles. A mature evergreen hedge and gate separates the driveway from the garden. To one side is a

LARGE DETACHED DOUBLE GARAGE overall measurements 9.20m x 5.39m (overall measurements 30'2" x 17'8")

Twin up and over entrance doors with remote electric openers, power and light connected, double glazed window. This is a very useful garage with the potential to convert to provide additional accommodation, subject to obtaining necessary consents.

GARDENS

The gardens lie on the southern side of the house and are a superb feature of the property. Immediately to the rear of the garden room is a paved patio terrace ideal for outdoor entertaining with water, power and light. There is a storage shed (former outdoor wc) to one side and a further paved area with a timber framed gazebo providing an ideal BBQ area and a decked terrace with a hot tub and further decked outdoor dining area with an oak framed timber gazebo. There are good size level lawns with an ornamental pond and bridge feature, a number of trees and borders with shrubs and rose beds and a timber arbour festooned with a rambling rose.

The garden enjoys an extensive frontage to the River Avon with superb views downstream towards Bristol and upstream towards Bath and across to the opposite bank incorporating Swineford Lock and Weir. Immediately adjacent to the river frontage is a paved terrace and a raised decked seating area from which to admire the view and spot the extensive local wildlife. There is a landing stage and ladder giving easy access to the water. This is a quite exceptional position only appreciated by viewing the property.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. 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

The property is situated in Flood Zone 3 and has suffered occasional flooding. We are informed that the property is presently insured for risks including flooding and further details are available from the agents.

All mains services are connected.

Ultrafast 1800mbps broadband available. Source - Ofcom.

Mobile voice & data coverage likely available both internally and externally via O2 & Vodafone. Source-Ofcom.

The main photographs were taken in April 2024 and the drone shots in June 2024.

