

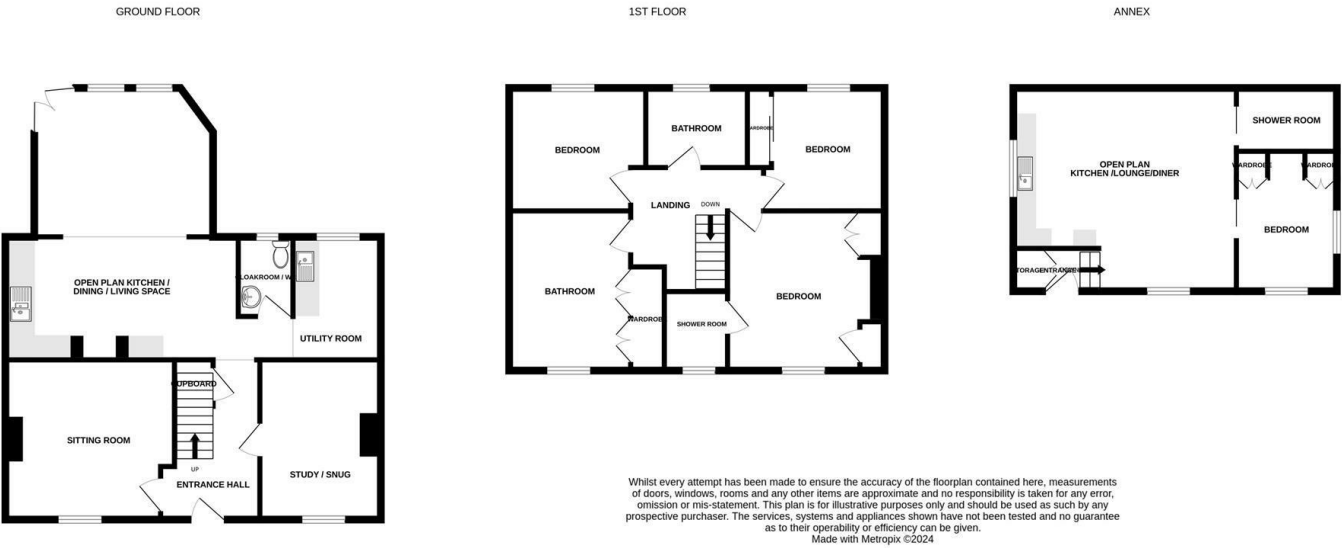
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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



Price Guide £675,000

A delightful double fronted period cottage with a large garden and annexe set in a wonderful riverside location between Bristol and Bath.

- Attractive & beautifully presented accommodation arranged across two main floors
- Wonderful riverside location overlooking Swineford weir and lock
- Accessible country village location with excellent local pub & good amenities nearby
- Two reception rooms
- Superb open plan kitchen, living & family room
- Utility room & downstairs cloak/wc
- 4 Bedrooms
- En suite shower to main bedroom & beautifully appointed family bathroom
- Self contained annexe with open plan living & dining space, double bedroom & shower room
- Circa 100ft rear garden with direct river frontage

www.daviesandway.com
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Riverside Cottage Bath Road, Swineford, Bristol, BS30 6LW

****OPEN DAY 3RD MAY - BY APPOINTMENT ONLY****

Riverside Cottage, as its name suggests, has direct frontage to the River Avon at the end of a delightful 100ft rear garden which provides an idyllic setting with fine views across the Swineford weir and lock. The cottage has a classically attractive double fronted stone façade and probably originally dates from the 1700's and was later sympathetically extended to the rear to create spacious accommodation which is beautifully presented throughout.

On the ground floor, a central hallway is flanked by two separate reception rooms with the hallway continuing to a large open plan kitchen. Living and dining space furnished with a superb range of bespoke units and opening onto the rear garden with views of the river. A downstairs cloakroom with wc and useful utility room completes the ground floor. The first floor has four bedrooms, the main bedroom has an ensuite shower with the other rooms served by a beautifully appointed family bathroom. The rear garden which - with its river frontage and haven for wildlife - is level comprising a decked terrace and lawn with a timber cabin, providing a gym and store area with a window immediately overlooking the river making it an ideal space to create a home office. Beyond the garden, the former detached garage has been converted to provide ancillary accommodation in the form of a self-contained annexe which has an open plan living area and kitchen, double bedroom and shower room, adjacent to a parking area.

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, a World Heritage Site, is world renowned.

The village of Swineford has a pub, The Swan, with 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's food stores, a variety of local shops, amenities and a railway station.

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

GROUND FLOOR

Double glazed entrance door to

CENTRAL HALLWAY

Tiled floor, columned radiator, staircase rising to first floor with cupboard beneath, ceiling mounted downlighters.

SITTING ROOM 3.95m x 3.73m (12'11" x 12'2")

Sliding double glazed sash window to front aspect with window seat and pine shutters, fireplace with open grate and timber mantle shelf with alcove cupboards and open shelving. Columned radiator, panelled wall.

SNUG/STUDY 3.70m x 2.85m (12'1" x 9'4")

Sliding double glazed sash window to front aspect with pine shutters and window seat, tiled floor, painted stone fireplace and fitted shelving, columned radiator.

SUPERB OPEN PLAN KITCHEN/LIVING & DINING AREA 5.39m reducing to 4.19m x 6.53m (17'8" reducing to 13'8" x 21'5")

Part vaulted ceiling with downlighters, columned and conventional radiators, tiled floor. The kitchen area is furnished with an excellent range of bespoke made wooden units providing drawer and cupboard storage space with solid oak wood surfaces and upstands. Belfast sink with mixer tap, integrated dishwasher, 'Stoves' range cooker (with bottled gas supply) set in a tiled recess with timber bressumer beam. Double glazed windows overlook the rear garden and french doors open onto a decked terrace.

UTILITY ROOM 2.89m x 1.86m (9'5" x 6'1")

Range of bespoke fitted units providing excellent storage space with contrasting work surfaces and tiled surrounds, inset sink unit with mixer tap, plumbing for automatic washing machine and further appliance space, space for American style fridge/freezer, columned radiator, wine rack, ceiling mounted downlighters, double glazed window to rear aspect.

CLOAKROOM/WC

Double glazed window to rear aspect, tiled floor. Wc and washbasin with cupboard beneath, heated towel rail, radiator.

FIRST FLOOR

LANDING

Columned radiator, shelved cupboard and access to roof space.

BEDROOM 3.86m x 3.70m (12'7" x 12'1")

Sliding double glazed sash window to front aspect with plantation shutters. Columned radiator, shelved recess, pretty Victorian fireplace flanked by shelved cupboard and wardrobe, one containing the gas fired combination boiler. Bed head panelling.

EN SUITE SHOWER ROOM

Sliding double obscure glazed sash window to front aspect with plantation shutters, columned radiator, tiled floor. Fully tiled shower enclosure with thermostatic shower with rain head and hand held fitments.

BEDROOM 4.06m x 3.79m (13'3" x 12'5")

Sliding double glazed sash window to front aspect with plantation shutters, radiator, built in wardrobes (included in measurements).

BEDROOM 3.18m x 2.89m (10'5" x 9'5")

Double glazed window with plantation shutters overlooking the rear garden and the river. Columned radiator.

BEDROOM 2.94m x 2.72m (9'7" x 8'11")

Double glazed window to rear aspect overlooking the garden and river. Columned radiator. Built in wardrobe (included in measurements).

BATHROOM 2.27m x 1.93 (7'5" x 6'3")

Double glazed window to rear aspect with plantation shutters. Beautifully appointed suite in white comprising free standing bath with mixer tap incorporating shower attachment, pedestal wash hand basin with tiled splashback and low level wc, fitted vanity cupboard, heated towel rail, radiator, tiled floor.

RIVERSIDE RETREAT

This detached annexe formally a double garage is situated a little way away from the cottage accessed through the garden of the neighbouring property or directly from Bath Road. Overall internal measurements 7.7m x 4.84m (about 25ft x 15ft) The accommodation comprises

OPEN PLAN LIVING ROOM & KITCHEN

Exposed timber beams, columned radiator. Double glazed windows to front and side aspects, ceiling mounted downlighters. The kitchen area is furnished with a range of attractive wall and floor units with contrasting work surfaces and up stands. Inset sink with mixer tap, slot in cooker with extractor hood above, plumbing for automatic washing machine and space for upright fridge/freezer.

DOUBLE BEDROOM

Double glazed windows to front and side aspects, columned radiator, built in wardrobes, one containing gas fired combination boiler. (Supplied by bottled gas).

SHOWER ROOM

Tiled floor, exposed ceiling timbers and downlighters. White suite with black fittings comprising wc, wash basin with tiled splashback, mixer tap and cupboard beneath and fully tiled shower enclosure with thermostatic shower head with rain head and hand held shower fittings. Heated towel rail.

The annexe was converted under permitted development rights to provide ancillary accommodation to the cottage. Subject to obtaining the necessary planning consent there may be potential to use the annex as a furnished let for AirBnB

To the front of the annexe there is a gravelled parking area and an outside power point.

GARDENS

To the front of the cottage lies a walled courtyard which is laid to pavings with a palisade gate to the pavement.

LARGE REAR GARDEN approximately 30m deep x 10m wide (approximately 98'5" deep x 32'9" wide)

This is a delightful feature of the property accessed from the kitchen/family room to a deep timber decked terrace with storage areas to each side and an outside tap. The decked terrace is an ideal area for outdoor entertaining and has an outdoor kitchen area to one side. Beyond the terrace the garden is laid to lawn with a gravelled patio and stone and sleeper edged borders with wood chips, flower and shrubs. Towards the end of the garden is a

TIMBER CABIN & STORE 7.60m x 3.40m external measurements (24'11" x 11'1" external measurements)

The building has power and light connected and is divided to provide a storage shed and gym the latter having double glazed French doors and a large window overlooking the river. This would provide an ideal home office setting. Attached to the office is a lean-to covered storage area.

RIVER FRONTAGE

At the end of the garden is a wooden pontoon and landing stage with direct river frontage providing an idyllic location from which to enjoy the views of the weir and Swineford lock. There is a place to moor a boat and to enjoy days just messing about on the river.

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.

ADDITIONAL INFORMATION

The property is situated in Flood Zone 3 and has suffered occasional flooding. We understand the previous ownership from 2001 - 2017 water entered the property on one occasion which was repeated in January 2024. We are informed that the property is presently insured for risks including flooding and further details are available from the agents.

RIGHTS OF WAY

The property is subject to a right of way across the bottom of the garden in favour of a neighbouring property (from which the garden is fenced) and in turn has a right of way across a neighbouring garden to access the annexe and parking area which itself has a shared access via a right of way from Bath Road. The arrangement is straightforward and will be pointed out to those who view the property.

All Mains services, bottled gas supply for appliances in both the main house and the annexe, plus heating in the annexe.

Ultrafast broadband available up to 1000Mbps (Source - Ofcom)

02 & Vodafone mobile coverage likely available internally, limited coverage via EE. Coverage via 02, Vodafone, EE and Three likely available outside (Source - Ofcom)

