

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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Rose Cottage Bath Road, Wick, Bristol, BS30 5RL



£650,000

Tucked away in the sought-after village of Wick, within the Cotswolds Area of Outstanding Natural Beauty, Rose Cottage is a beautifully extended four-bedroom family home offering exceptional space, character and versatility.

- Four generous double bedrooms
- Two reception rooms with log-burning stoves
- Spacious kitchen-diner with French doors to conservatory
- South-facing garden with wildlife pond & raised vegetable beds
- Large utility room, ground-floor bathroom & additional WC
- Contemporary family bath room with underfloor heating
- Extensive outbuildings including summerhouse, greenhouse, log store & impressive 700 sqft workshop/garage
- Driveway parking for at least four vehicles with direct Bath Road access
- Surrounded by stunning countryside walks & the Golden Valley Nature Reserve
- Three welcoming pubs within easy walking distance

www.daviesandway.com
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Rose Cottage Bath Road, Wick, Bristol, BS30 5RL

Discreetly nestled in the enchanting village of Wick, Rose Cottage is a most elegant and sympathetically extended period home, exuding warmth, character, and timeless charm. Enveloped by the rolling landscapes of the Cotswolds Area of Outstanding Natural Beauty, this delightful home offers the rare privilege of country living with both Bristol and Bath close by.

Steeped in history and thoughtfully enhanced over time, Rose Cottage reveals interiors of exceptional charm and character. Two welcoming reception rooms, adorned with exposed beams and handsome log-burning stoves, set the tone for refined yet relaxed living. At the heart of the home, a generous kitchen-dining space leads seamlessly into a bright south-facing conservatory — a serene setting for morning coffee, convivial dining, or quiet contemplation.

The accommodation is as practical as it is charming: a spacious utility room, ground-floor bathroom with underfloor heating, and separate cloakroom ensure every detail of modern life is considered. Upstairs, four well-proportioned double bedrooms — including a principal suite with fitted storage are served by a family shower room.

Beyond the threshold lies a garden of delight, bathed in southerly light. Mature borders, raised vegetable beds and a natural-style wildlife pond create a sanctuary of seasonal beauty, complemented by a suite of versatile outbuildings. Among these, an impressive 700 sqft workshop/garage presents endless possibilities, from creative studio to home business. Ample driveway parking and direct access to Bath Road further elevate the home's convenience.

The setting is no less alluring. From the gate, a network of scenic footpaths beckons, leading through the Golden Valley Nature Reserve, woodlands, and rolling hills — a haven for walkers and wildlife enthusiasts alike. Three welcoming village inns, all within strolling distance, complete the enviable lifestyle this home affords.

Wick sits perfectly between Bath and Bristol, offering village life with superb access to city amenities. The surrounding countryside is perfect for walking, cycling and exploring, with the Golden Valley Nature Reserve a short stroll away.

ENTRANCE PORCH 2.00 x 2.00 (6'6" x 6'6")

Accessed via a traditional wooden door with an attractive leaded glass panel, sheltered by a canopy storm porch above. Matching side windows allow natural light to flood into the space, highlighting the original quarry tiled floor and creating a warm, welcoming first impression.

SITTING ROOM 4.19 x 3.69 (13'8" x 12'1")

This charming reception room combines warmth and character with practical features. A deep windowsill with double-glazed window floods the space with natural light, while a striking wood-burning stove forms the heart of the room. Set within a stone surround with a flagstone hearth and a solid wood mantle, and framed by a feature stone wall above, it creates a welcoming focal point. An understairs cupboard provides useful storage, complemented by a radiator for comfort. A door leads directly to the first floor.

LIVING ROOM 3.48 x 3.68 (11'5" x 12'0")

The room has a warm and inviting character, blending natural textures with thoughtful detailing. A deep double-glazed window forms a focal point, its broad sill catching the light and offering space for plants, books, or a cushioned seat. Across the room, a wood-burning stove sits proudly on a flagstone hearth, framed by a solid wood surround that adds rustic charm and timeless appeal. To one side, a recessed alcove with built-in shelving provides both storage and display space, perfect for books, logs, or carefully chosen decorative pieces. The overall effect is one of comfort and understated elegance — a space that feels both practical and homely.

CENTRAL LOBBY 1.72 x 1.36 (5'7" x 4'5")

Quarry tiled floor with high level box containing the electric consumer unit.

BATHROOM 2.31 x 1.68 (7'6" x 5'6")

A beautifully appointed bathroom featuring a panelled jacuzzi bath with a glass shower screen and thermostatic shower above. The space includes a modern vanity basin and close-coupled toilet for convenience and style. Luxurious tiled flooring with underfloor heating provides comfort underfoot, complemented by fully tiled walls and ceiling spotlights for a bright, contemporary feel. A heated towel rail adds a practical finishing touch.

UTILITY ROOM 3.61 narrow to 1.06 x 2.24 extends to 3.31 max (11'10" narrow to 3'5" x 7'4" extends to 10'10" max)

This characterful utility room is fitted with quarry tile flooring and exposed ceiling beams, creating a warm and traditional feel. A generous range of storage cupboards offers excellent practicality, with designated space for a freestanding fridge and freezer. The Vaillant combi boiler is neatly housed within a cupboard, and a door provides direct access to the garden.

CLOAKROOM 2.39 x 0.95 (7'10" x 3'1")

Double glazed frosted window. toilet. Pedestal basin. Radiator.

KITCHEN DINER 5.44 x 3.24 (17'10" x 10'7")

This charming kitchen is filled with character and practicality, featuring a double aspect outlook with three double-glazed windows that allow natural light to flow through. The room is finished with attractive quarry floor tiles and exposed ceiling beams, adding to its rustic appeal. A comprehensive range of wall and base units are complemented by laminate worktops, tiled splashbacks, and an inset one-and-a-half sink with drainer and mixer tap. Integrated Neff appliances include a double oven, hob, cooker hood, and microwave, with space provided for a dishwasher. A radiator ensures year-round comfort, while the generous layout offers ample room for a dining table, making it ideal for family meals or entertaining. French doors open directly into the conservatory, creating a seamless connection to additional living space

CONSERVATORY / GARDEN ROOM 3.40 x 3.19 (11'1" x 10'5")

A delight place to sit and relax with a glass pitched roof with a ceiling fan. To the front windows overlook the garden. The tiled floor offers a practical flooring and patio doors lead out to the garden.

UPSTAIRS

LANDING

Stairs lead to a split staircase and landing where you will find access to the lofts and a double glazed window.

BEDROOM 1 4.52 x 3.31 (14'9" x 10'10")

A double glazed window offers views to the garden and beyond. There is ample storage with built in cupboards and for convenience a vanity sink is provided. Radiator.

BEDROOM 2 3.70 x 4.21 into wardrobes (12'1" x 13'9" into wardrobes)

Two double glazed windows left natural light floor in. There is plenty of storage with sliding door to hanging and shelf space. There is also a delightful tucked away shelf space to the corner of the room. Radiator.

BEDROOM 3 3.25 x 3.07 (10'7" x 10'0")

A lovely light bright room with duel aspect double glazed window proving lovely views to the garden and beyond. Radiator.

BEDROOM 4 2.79 x 3.49 narrow to 3.20 (9'1" x 11'5" narrow to 10'5")

Double glazed window and built in storge with sliding doors. Radiator

SHOWER ROOM 2.31 x 2.25 (7'6" x 7'4")

The bathroom is well appointed with a large shower enclosure featuring a glass sliding door and thermostatic shower. A vanity sink unit with mirror and integrated lighting adds both style and practicality, complemented by a modern toilet and heated towel rail. The space is finished with a frosted double-glazed window for natural light and privacy, along with a tiled floor for a clean, contemporary look.

GARDEN / GARAGE

The garden is a delightful and versatile outdoor space, thoughtfully divided into sections to create areas for relaxation, entertaining, and productivity. At the front, a lawn is framed by mature planting, flowerbeds, and a wildlife pond, offering a tranquil setting to enjoy nature. Just outside the utility door, two practical brick storage sheds provide useful space for wood and recycling bins. A charming summer house with adjoining hardstanding makes the perfect spot for alfresco dining.

Towards the rear, the garden becomes more productive, featuring raised vegetable beds, a greenhouse, and a pathway leading to an impressive garage/workshop measuring approximately 5.40m x 11.90m. Supplied with power and light, it includes double wooden doors for vehicle access along with pedestrian entry points. Behind the garage, there is additional storage space and a composting area, ideal for keen gardeners. A five-bar gate opens onto a driveway, giving access to the garage and providing further off-street parking.

COUNCIL TAX BAND

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.

TENURE

Freehold

ADDITIONAL INFORMATION

Local authority. South Gloucestershire services. All mains services connected Broadband. Superfast 35mps Source Ofcom Mobile phone signal. EE O2 Three Vodafone. All good outside signal Source Ofcom With in an area of outstanding natural beauty

