

# DAVIES & WAY

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Myrtle Cottage 121 High Street Bitton Bristol BS30 6HQ



£280,000

An attractive spacious period cottage set in the heart of a popular village midway between Bristol and Bath.

\* Well presented with character features retained \* much larger than its facade suggests \* entrance porch \* living room with open fire \* inner hallway \* dining room \* well appointed kitchen with built in appliances \* ground floor bathroom \* landing \* 2 double bedrooms \* enclosed rear garden \* stone built storage shed\*



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# Myrtle Cottage 121 High Street Bitton Bristol BS30 6HQ

Myrtle Cottage dates from the mid 1700's and has an attractive traditional appearance, however what lies behind the front door is something of a surprise as the cottage offers accommodation and room sizes more generous than one would expect in a typical property of this type. The accommodation is tastefully presented throughout with character features retained. To the front the property is approached through an entrance porch with an inner door leading to good size living room with open fireplace and a useful deep alcove recess. Beyond the living room there is an inner hallway where the stairs rise to the first floor and beneath the stairs is a useful recess ideal as an informal study or computer area. A good size separate dining room is found off the hallway while to the rear there is a well appointed kitchen with a range of built in appliances. Beyond the kitchen is an attractively presented bathroom. The first floor has a useful landing with a large double bedroom to the front and a further double bedroom overlooking the rear garden.

On the outside there is courtyard style garden to the front and a good size area of garden to the rear which is traditionally landscaped, laid to lawn with flower and shrub borders with a rear pedestrian access and a good size stone built garden storage shed with power and light connected.

The village of Bitton is 6 miles from both Bristol and Bath and with an especially scenic drive into Bath. Its a desirable location with a good community atmosphere and excellent transport links to both cities. The village has a local shop, parish church, garden centre, hairdressers/beauty salon, primary school, two garages and a public house. Gallagher Retail Park at Longwell Green and a number of major supermarkets as well as Aspects Leisure Park is less than 10 minutes drive away, The excellent facilities of Bristol and Bath speak for themselves while the town of Keynsham is a very short drive away with a Waitrose supermarket and railway station on the main line connecting to Bath Spa and Bristol Temple Meads. The property is situated on a main bus route between the two cities.

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

## GROUND FLOOR

**ENTRANCE PORCH:** Multi pane entrance door and windows to front and side, uPVC double glazed inner door to

**LIVING ROOM:** 4.34m x 3.37m (14' 2" x 11') uPVC double glazed window to front aspect, radiator, dado rail, classical style fire surround with paved hearth and Victorian style open grate. **DEEP RECESS** 1.46m x 1.05m (4' 9" x 3' 5") with built in cupboard and original butchers hook. There is a Flying Freehold above this area with the neighbouring cottage.

**INNER HALLWAY:** Tiled floor, radiator, staircase rising to first floor, ceiling mounted downlighters, beamed recess. Suitable as an informal study area.

**DINING ROOM:** 3.09m x 2.62m (10' 1" x 8' 7") uPVC double glazed window overlooking the rear garden, integral shelved cupboard, radiator.

**KITCHEN:** 3.93m x 2.45m (12' 10" x 8') uPVC double glazed window and uPVC double glazed door to outside, wall hung Worcester gas fired combination boiler, radiator, tiled floor. The kitchen is furnished with a good range of modern wall and floor units with contrasting work surfaces and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap, glazed display cupboard, integrated fridge/freezer, dishwasher and washing machine, slot in cooker (included in the sale price) with canopied extractor above.

**BATHROOM:** Part tiled and part panelled walls and tiled floor, uPVC double obscure glazed window to rear aspect. Attractive suite of panelled bath with bath mounted shower screen and thermostatic shower above, low level wc and pedestal wash hand basin set in vanity unit with cupboard beneath. Radiator.

## FIRST FLOOR

**LANDING:** uPVC double glazed window to rear aspect, double glazed velux style window, beamed ceiling. Built in cupboard, wall lights.

**BEDROOM ONE:** 4.35m x 3.59m (14' 3" x 11' 9") uPVC double glazed window to front aspect, radiator, access to roof space, wardrobe recess with built in hanging rails (included in measurements).

**BEDROOM TWO:** 3.12m x 2.79m (10' 2" x 9' 1") Double glazed velux style window and uPVC double glazed window overlooking the rear garden. Radiator.

## OUTSIDE

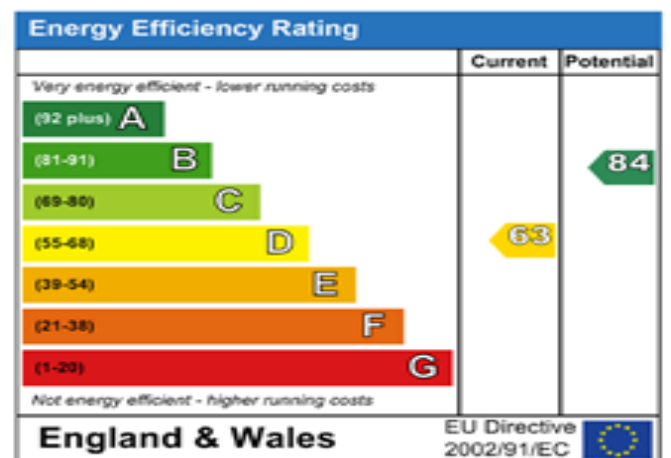
To the **FRONT** of the property there is a walled boundary to the High Street. The garden comprises a block paved pathway and gravelled borders with shrubs and bushes.

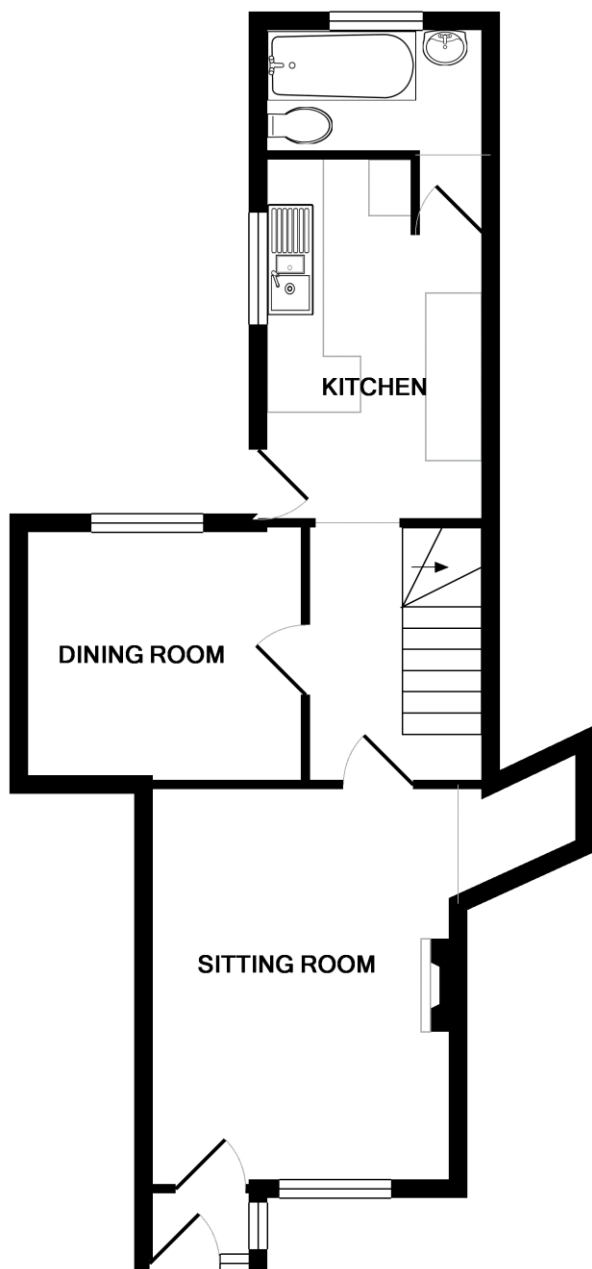
The **REAR GARDEN** is some 20m (65') deep and 5.5m (18') wide. Immediately outside the back door there is a gravelled courtyard area with outside tap and light beyond which there is a good size traditional cottage garden laid to lawn with a wall to one side and fencing to the other and a pedestrian rear access gate. There is a number of trees and well stocked flower and shrub borders. At the far end of the garden is an aluminium framed greenhouse, barbeque and sitting area adjacent to a **STONE BUILT SHED** 3.16m x 2.72m (10' 4" x 8' 11") with door, uPVC double glazed windows and power and light connected.

**DIRECTIONS:** Travelling from Bath on the A431 proceed through Kelston into Bitton and the cottage will be found on the right hand side just beyond the village shop. If travelling from Longwell Green on the A431 the property will be found on the left hand side just beyond the turning for Church Road on the right.

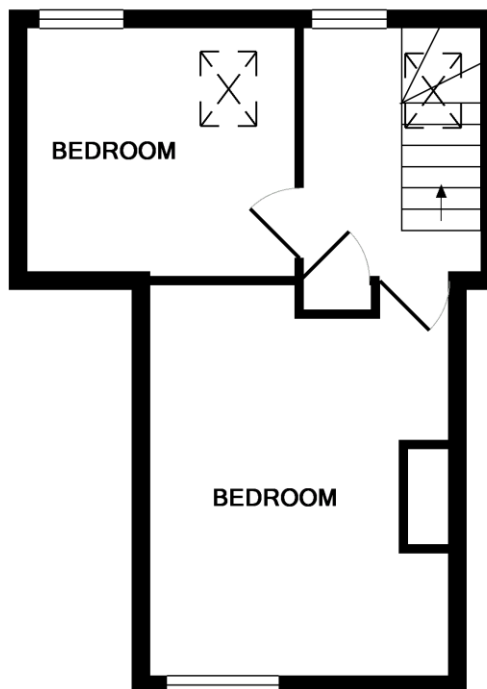
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
01225 400400  
REF UWR0938







GROUND FLOOR  
APPROX. FLOOR  
AREA 44.9 SQ.M.  
(484 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 29.0 SQ.M.  
(312 SQ.FT.)

HIGH STREET BITTON BS30 6HQ  
TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (796 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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