

# HUNTERS<sup>®</sup>

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## Lower Stone Road

Rockhampton, GL13 9DT

Asking Price £795,000



Council Tax: E



# Laurel Cottage Lower Stone Road

Rockhampton, GL13 9DT

Asking Price £795,000



Laurel Cottage is a delightful 1800's detached cottage that has been thoughtfully modernised and extended within recent years. Exceptionally well located in this small popular hamlet just a short distance from Thornbury and with good access to the nearby M5 motorway junction at Falfield, this captivating character cottage enjoys a magnificent rural setting. Well balanced and welcoming, this desirable family home incorporates both flexible and versatile accommodation with a blend of character period features and the most incredible Kitchen/diner that opens via bi-fold doors onto a large and established private garden at the rear. Quality country homes of this nature are currently in high demand, accordingly we are keen to encourage early appointments to view!

## Entrance

Via double glazed composite front door opening to:

## Kitchen/Diner/Family Room

28'0" x 23'9" (8.55m x 7.24m)

UPVC double glazed window to side with double glazed bi-fold doors opening to the rear patio and garden.

Double glazed skylights and sunken lighting.

Range of bespoke kitchen cupboards and cabinets with central island incorporating granite worksurfaces and Belfast sink unit. Limestone tiled floor with under floor heating.

## Inner Lobby

Staircase to first floor and skylight.

## Cloakroom

Obscure UPVC double glazed window to side, WC and wash hand basin. Underfloor heating.

## Utility/Boot Room

23'2" x 9'3" (7.08m x 2.83m)

UPVC double glazed windows to side and front with UPVC double glazed door opening to front. Radiator.

## Living Room

13'10" x 23'2" (4.22m x 7.08m)

UPVC double glazed window to side and French doors to side. Timber floor and understairs storage cupboard, feature fireplace with woodburning stove. 2 radiators.

## Home Office

11'11" x 14'9" (3.64m x 4.50m)

UPVC double glazed windows to front and rear with large pull down loft ladder to useful storage loft. Radiator.

## Landing

## Bathroom

UPVC double glazed window to front, white suite comprising WC, wash hand basin and panelled bath with folding splash backs and heated towel rail.

## Shower Room

Comprising WC, wash hand basin and tiled shower enclosure. Heated towel rail.

## Bedroom One

10'10" x 11'1" (3.32m x 3.38m)

UPVC double glazed window to front, understairs storage cupboard, exposed original beam and radiator.

## Bedroom Two

11'7" x 10'0" (3.55m x 3.07m)

UPVC double glazed window to side, radiator.

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### Bedroom Three

13'1" x 9'8" (4.0m x 2.97m)

UPVC double glazed window to front, exposed timber floorboards and radiator.

### 2nd Floor

#### Master Bedroom

23'8" x 13'11" (7.22m x 4.25m)

UPVC double glazed windows to front and rear with double glazed skylight. Feature 'A' frame vaulted ceiling with exposed beams, built in wardrobes and radiator.

#### Ensuite

Light tunnel (sun tube). WC, wash hand basin with tiled shower enclosure

#### Front Garden

Established shrub hedging with log stores and recycling store, water tap and gate providing access to bridge that leads over a small Rhine to the road.

#### Rear Garden

Laurel Cottage enjoys the benefit of a large established and private garden that is enclosed by mature shrub hedging with various trees to include;

apple, damson and walnut. Timber shed, Wendy house, water tap and paved patio with 5 bar side gate.

#### Parking

Ample hardstanding on block paved driveway for 6 vehicles.

#### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire E



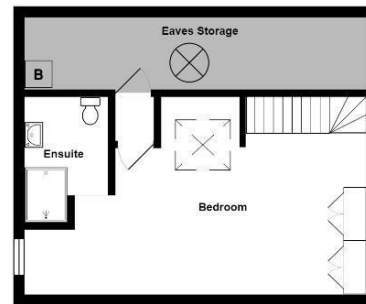
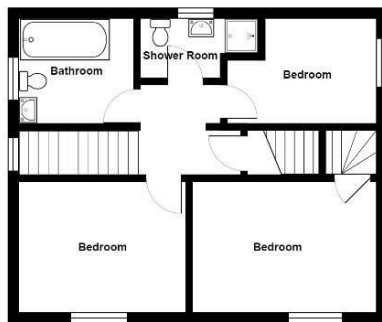
## Road Map



## Hybrid Map



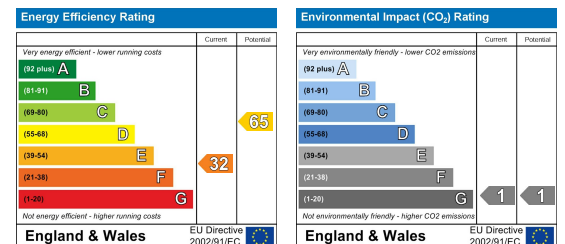
## Terrain Map



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.