

HUNTERS[®]

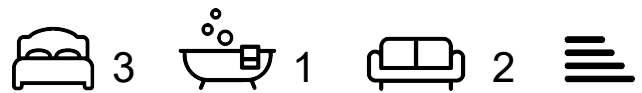
HERE TO GET *you* THERE



Cleeve Hill Farm

Oakdale Court, Downend, BS16 6DX

Asking Price £575,000



Council Tax:



1 Cleeve Hill Farm

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this Grade II listed semi-detached farmhouse which is believed to date back to the early 1700's. The property still retains much of its original charm and features which include a gabled stone porch, mullioned casement windows, stone floors and a bread oven.

The property occupies a position in the heart of Downend and in one of areas most sought after locations. The property is situated within easy walking distance of Bromley Heath Junior and Primary schools and conveniently for amenities and for major commuting routes. The amenities of Downend include a wide variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The property offers spacious accommodation throughout which comprises to the ground floor; an entrance hall, a large lounge with a cast iron wood burner, a separate sitting room, a kitchen/diner, utility room and cloakroom. The kitchen/diner has an impressive vaulted and beamed ceiling and is fitted with an extensive range of wall and base units.

To the first floor there is a bathroom with an over bath shower and three good sized bedrooms. The master bedroom has the benefit of having fitted wardrobes.

Externally to the rear of the property is an established, secluded garden which is mainly laid to lawn and patio, whilst to the front and side of the property there are small areas of lawn with established herbaceous borders.

Additional benefits include; a single sized garage, off street parking and gas central heating.

This type of property is rarely available, so we would wholeheartedly encourage an early internal inspection to fully appreciate what this wonderful property has to offer.

ENTRANCE

Via a double wooden door, leading into an entrance hall.

ENTRANCE HALL

Window to front, walk-in storage cupboard, telephone point, stone floor, stairs leading to first floor accommodation and doors leading into lounge and sitting room.

SITTING ROOM

15'4" x 14'7" (4.67m x 4.45m)

Window to front, internal sash window to rear, alcove with beam over, recessed shelving, double radiator.

LOUNGE

17'9" x 15'3" (5.41m x 4.65m)

Dual aspect windows, ceiling rose, coved ceiling, fireplace housing a cast iron wood burner, bespoke fitted cupboards to alcove, TV aerial point, double radiator, stone floor, door leading into kitchen/diner.

KITCHEN/DINER

15'1" x 14'4" (4.60m x 4.37m)

Dual aspect windows, vaulted and beamed ceiling with Velux window, stainless steel single drained sink unit with chrome mixer tap and tiled splash backs, an extensive range of fitted wall and base units, square edged work surface, space for a range style oven, space for a tall fridge freezer, cupboard housing a boiler supplying gas central heating and domestic hot water, walk-in larder, original bread oven, vertical radiator, tiled floor, glazed panelled wooden door leading into utility room.

UTILITY ROOM

10'9" x 8'3" (3.28m x 2.51m)

Opaque glazed window to rear, skylight window, stainless steel single drainer sink unit with tiled splash backs, fitted double fronted wall unit, door leading into cloakroom and opaque glazed panelled wooden door leading into rear garden.

CLOAKROOM

Opaque window to rear, white suite comprising W.C. wash hand basin with chrome mixer tap, half tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard, part stripped and stained floorboards, single radiator, doors leading into all first floor rooms.

BEDROOM ONE

15'5" x 11'8" (4.70m x 3.56m)

Window to front, range of built in wardrobes with over head storage cupboards, picture rail, double radiator.

BEDROOM TWO

15'3" x 10'9" (4.65m x 3.28m)

Dual aspect windows, fireplace with a terracotta tiled hearth, double radiator, stripped and stained floorboards.

BEDROOM THREE

11'6" x 6'7" (3.51m x 2.01m)

Window to front, loft access, stained glazed internal window, single radiator.

BATHROOM

10'9" x 8'1" (3.28m x 2.46m)

Half opaque glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled P shaped bath with chrome mixer tap, a Mira over bath shower system and side splash screen, mostly tiled walls, two storage cupboards, chrome heated towel rail.

OUTSIDE

FRONT & SIDE GARDENS

Mainly laid to lawn with established herbaceous borders stocked with a variety of mature trees and shrubs, low level stone boundary wall, paved path leading to a covered entrance.

REAR GARDEN

A large paved area with pergola leading to an area which is mainly laid to lawn, established apple tree, herbaceous borders, timber framed garden shed, door leading into garage, garden surrounded by wooden fencing.

GARAGE

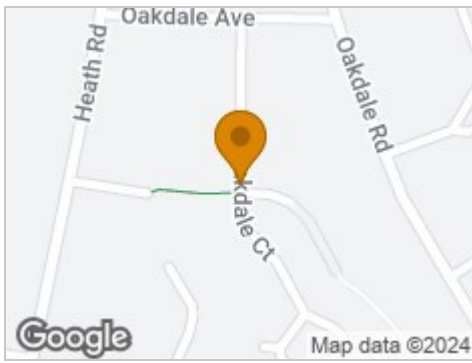
A single sized garage with double wooden barn style doors.

OFF STREET PARKING

An off street parking space located in front of the garage.



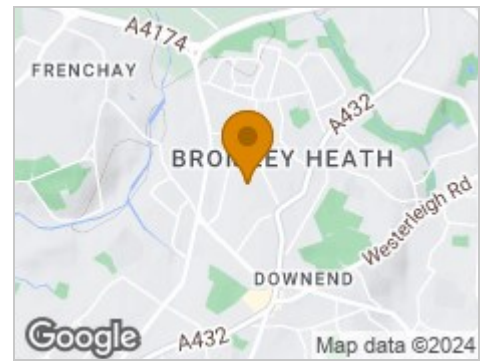
Road Map



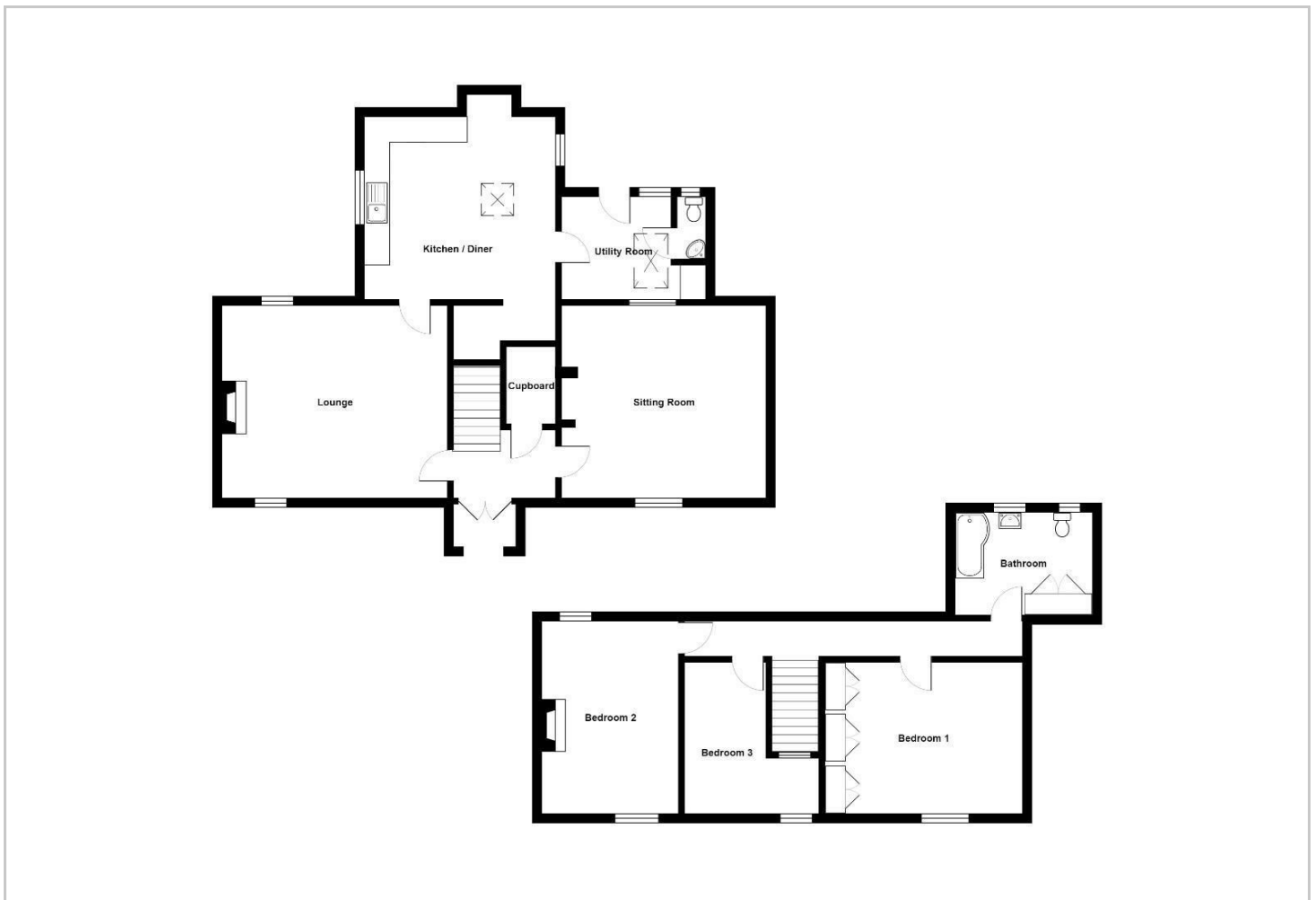
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 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.