

# HUNTERS<sup>®</sup>

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## Walnut Cottage, Ram Hill

Coalpit Heath, BS36 2TX

£650,000



Council Tax: E



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this charming period semi-detached cottage set within approximately 0,25 acres of mature landscaped gardens.

The cottage offers a perfect blend of character, comfort and practicality. Accessed via a secure electric gate, the property boasts a large sweeping driveway providing ample off street parking, double garage, and separate workshop. The property is considered ideal for both family living and those requiring additional workspace or storage.

Internally the accommodation is beautifully presented featuring three good sized bedrooms, a family bathroom, lounge/diner and sitting room. The ground floor includes a welcoming lounge/diner, separate sitting room, fitted kitchen/breakfast room with Silestone Quartz worktops and integrated appliances, good sized utility and cloakroom.

Ram Hill is located within the popular village of Coalpit Heath and is handily placed for local amenities and offering excellent transport links both in and out of Bristol. Seldom do period homes set within large plots such as this come to the local market, therefore an early inspection comes highly recommended to fully appreciate all this stunning home has to offer.

## ENTRANCE

Storm porch, composite opaque double glazed door, dual aspect UPVC double glazed windows to side, tiled effect laminate floor, stained glass hardwood door to lounge/diner.

## LOUNGE/DINER

16'10" x 13'8" (5.13m x 4.17m)

Dual aspect UPVC double glazed windows to front and side, coved ceiling, 2 double radiators, 2 TV points, turning staircase rising to first floor accommodation, doors leading to sitting room.

## SITTING ROOM

14'2" x 11'11" (4.32m x 3.63m)

Two UPVC double glazed windows to front, feature stone open fireplace (chimney currently closed off) with stone hearth, TV point, wood beamed ceiling, radiator, cupboard housing fuse boxes.

## KITCHEN/BREAKFAST ROOM

15'11" x 9'5" (4.85m x 2.87m)

UPVC double glazed dual aspect windows to rear and side, coved ceiling, LED downlighters, range of cream wall and base units with Silestone Quartz work tops with matching splash backs and incorporating a breakfast bar, built in stainless steel Neff electric double oven/microwave and induction hob, Neff extractor fan hood, under unit lighting, wine rack, 1 1/2 stainless steel sink bowl unit with mixer tap, integrated dishwasher and fridge freezer, tiled floor, double radiator, kick board electric heater, TV point for wall mounted TV, composite opaque double glazed door to rear leading out to storm porch, door to utility.

## UTILITY

9'0" x 8'7" (2.74m x 2.62m)

UPVC double glazed window to rear, coved ceiling, LED downlighters, tiled floor, white high gloss wall and base units, space and plumbing for washing machine, space for tumble dryer and freezer, double radiator, laminate work top incorporating a single a stainless steel sink bowl unit with mixer tap, door to cloakroom.

## CLOAKROOM

Opaque UPVC double glazed window to rear, coved ceiling radiator, wall hung wash hand basin, oak effect laminate floor, built in storage cupboard.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Coved ceiling, loft hatch, 3 wall lights, built in airing cupboard housing hot water tank, doors to bedrooms and bathroom.

### BEDROOM ONE

13'9" x 12'2" (4.19m x 3.71m)

Two UPVC double glazed windows to front, coved ceiling, radiator, range of fitted bedroom furniture to include: wardrobes with matching bedside drawers and dressing table.

### BEDROOM TWO

15'4" (max) x 10'5" (4.67m (max) x 3.18m)

Two UPVC double glazed windows to front, coved ceiling, built in cupboard with hanging rail and shelving.

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### BEDROOM THREE

9'6" x 7'10" (2.90m x 2.39m)

UPVC double glazed window to side, coved ceiling, radiator.

### BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with tap/shower attachment over, pedestal wash hand basin, close coupled W.C, tiled walls and floor, shaver point, radiator, LED downlighters, extractor fan, chrome heated towel radiator.

### OUTSIDE:

#### REAR GARDEN

Backing onto woodland and offering a low maintenance outdoor space, thoughtfully landscaped with Cotswold gravel, split level patio providing ample seating space, additional seating area to back of garden laid to decking with timber framed pergola with wood roof and lighting, external oil boiler within metal casing, oil tank, stepping stone path, raised wood sleeper border, enclosed section to back of garden with large Belfast style sink with tap, water tap to side of workshop, courtesy doors to garage, workshop and potting shed, side gated access, enclosed by boundary stone and brick wall and part railings.

#### WORKSHOP

13'7" x 10'2" (4.14m x 3.10m)

Detached brick built workshop, UPVC double glazed window to side, power and light, potting shed attached to back of workshop with power an light.

### SIDE GARDEN

A large mature garden which is beautifully laid to lawn and bordered by a rich variety of well-stocked plants and shrubs. A selection of established trees adds character, privacy and seasonal interest, raised beds, wild flower area, timber framed shed, water tap tap back of garden, variety of outside lighting, feature old style lamp post, garden enclosed by boundary fencing and hedgerow.

### FRONT GARDEN

Stone pathway to entrance, large lawn frontage with well stocked plants and shrub borders, enclosed by boundary stone wall with railings.

### DRIVEWAY

Access via an electric sliding gate, leading to a large sweeping tarmac driveway providing off street parking for many vehicles, additional parking to side of garage.

### GARAGE

19'3" x 17'4" (5.87m x 5.28m)

Double detached garage, electric roller shutter door, power and light, UPVC double glazed window and courtesy door to side.



## Road Map



## Hybrid Map



## Terrain Map



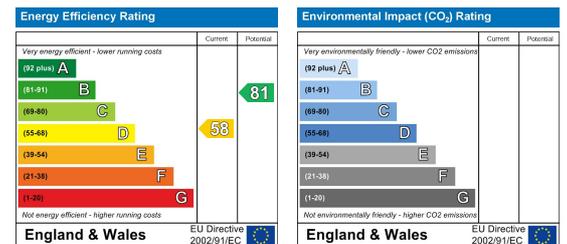
## Floor Plan



## 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.