



Small Lane,
Bristol,
BS16 1AW

£495,000

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Hunters Estate Agents - Fishponds office are delighted to offer this outstanding period detached cottage with impressive accommodation providing a wealth of character, period detail, unique benefits and surprising features. Ideally suited to professionals seeking a rarely available detached home with ample parking and garage. The present owners have been responsible for wide ranging and tasteful modernisation, refurbishment and development of the unique Basement studio. The property offers a reception hall, lounge, dining/2nd sitting room, kitchen, rear lean to/utility and basement studio. On the first floor there are 2 bedrooms together with a luxury Victorian style bathroom, with independent shower. This home occupies a secluded position, affording privacy to the enclosed rear garden. The cottage is located close to open green space leading to the River Frome and lovely walks. Viewing highly recommended. Hunters Exclusive.



GROUND FLOOR

Feature solid wood entrance door with stained and leaded glazed details into..

HALL

Feature black and white tiled floor, cupboard containing electric meters, feature staircase to first floor, natural wood stripped door revealing staircase to basement studio, radiator with decorative screen, multi paned and stained glass internal door leading into the dining/second sitting room.

LOUNGE 11'10" x 8'9"

Feature natural wood stripped floor, feature cast iron fireplace with a impressive marble surround and black marble hearth, radiator, dual aspect UPVC double glazed windows, picture rail, period style ceiling coving.

SECOND SITTING/DINING ROOM 18'8" x 10'3"

Feature natural stone paved floor, 2 radiators (1 with a decorative screen) Impressive period cast iron fireplace with inlay pictorial tiles and black marble surround, feature natural wood stripped door, opening into the walk in larder, period style ceiling coving, triple aspect UPVC double glazed windows to rear, archway opening into..

KITCHEN 10'9" x 5'9"

Feature stone laid floor, bespoke natural wood fitted kitchen with wall, floor and drawer storage cupboards having matching wood block working surfaces with an inset china sink, splash back tiling, built in gas hob, with built under oven and extractor above, space for upright fridge/freezer and dishwasher, UPVC double glazed window to side, concealed ceiling spotlights, multi paned door into..

UTILITY/LEAN TO 7'2" x 6'8"

Space for upright fridge/freezer, washing machine and tumble dryer, UPVC double glazed windows on 2 sides, UPVC double glazed door onto the rear garden.

From the hall, a natural wood stripped door reveals a staircase leading to..

BASEMENT/STUDIO 10'9" x 9'4" plus initial lobby 8'10" x 4'11"

Radiator with decorative cover, UPVC double glazed window to front.

FIRST FLOOR

SPACIOUS LANDING

Natural wood stripped handrail, UPVC double glazed window to side, picture rail.

BEDROOM 1 11'10" x 10'8"

Feature natural wood stripped floor, picture rail, radiator, dual aspect UPVC double glazed windows to front and side.

BEDROOM 2 10'9" x 8'5" plus 8'2" x 6'4"

Feature natural wood stripped floor, 2 UPVC double glazed windows with lovely outlook onto the rear garden and beyond towards neighbouring hills, feature cast iron fireplace with a black marble hearth, access to roof space, radiator.

BATHROOM 9'7" x 4'3"

Minimum to exclude shower enclosure. Luxuriously appointed with an elegant Victorian style suite of paneled bath with china/stainless steel mixer taps over, WC and pedestal wash basin, large walk in enclosure with a built in thermostatically controlled shower, feature black and white vinyl floor, heated towel rail, 2 skylights, UPVC double glazed and frosted window to front, extractor fan.

EXTERIOR

OFF STREET PARKING/DRIVEWAY

Directly in front of the property is an extensive decorative gravelled hard standing/driveway suitable for the parking off street of several vehicles in front of the garage.

GARAGE 14'10" x 7'10"

Adjoining the property, twin opening doors, Worcester wall mounted gas fired boiler for domestic hot water and central heating, rear pedestrian door leading onto the rear garden. Power and light.

REAR GARDEN

Arranged almost exclusively to the rear of the property the secluded rear garden standing within fenced boundaries provides an initial area of raised timber decking alongside flag stone effect paved patio with Astroturf area with stone edged borders displaying an imaginative selection of flowering plants and shrubs. A side pedestrian gate leads onto the front of the property. Outside tap.

Tenure: Freehold
Council Tax Band: C



- A distinctive period cottage with unique character and features
- Tastefully modernised and refurbished by the present owners
- Stunning accommodation with impressive period features
- A rare detached home with stunning basement studio
- Generous ground floor accommodation/ideally suited to professionals
- Superb 'Victorian style' bathroom with independent shower
- Generous hard standing/off street parking with GARAGE
- Lovely secluded position and private rear garden
- Close to Frome valley and river walks
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.