

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Entrance 6'9" x 11'7" (2.08 x 3.54)
- Living Room 17'0" x 11'7" (5.19 x 3.54)
- Dining Room 13'7" x 11'10" (4.15 x 3.61)
- Kitchen 11'2" x 9'10" (3.41 x 3.00)
- Utility Room 5'6" x 9'8" (1.69 x 2.95)
- Shower Room 4'5" x 6'8" (1.36 x 2.05)
- First Floor Landing
- Bedroom 11'5" x 11'6" (3.48 x 3.53)
- Wardrobe Area 6'2" x 11'8" (1.90 x 3.56)
- Bedroom 10'5" x 8'10" (3.20 x 2.70)
- Bedroom 11'5" x 7'3" (3.48 x 2.23)
- Bathroom 11'3" x 9'8" (3.43 x 2.97)

Approximate total area 112.72 m²
 1213.3 ft²
 Reduced headroom 6.72 ft²
 0.62 m²

(1) Excluding balconies and terraces.
 Reduced headroom (Below 1.5m/4.92ft)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 GIRAFFE360



- Backwater location
- Full of character
- Two reception rooms
- Kitchen/breakfast room
- Utility & downstairs shower room
- Three good size bedrooms
- Large established gardens
- Garage and off street parking

Brookside Cottage Polly Barnes Hill, Hanham, Bristol, BS15 3BH
Offers In Excess Of £550,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING E

COUNCIL TAX BAND D



Set in a superb backwater location is this character cottage, standing in mature generous gardens. Boasting beamed ceilings, feature fireplace and stable door to the rear, the property is full of character! The accommodation comprises entrance porch, two reception rooms, kitchen/breakfast room, utility room and a downstairs shower room. To the first floor are three good size bedrooms, the master with a walk in wardrobe, there is also a large character bathroom. Undoubtedly one of the standout features is the large established garden with a stream running through. Further benefits include off street parking and a garage.



the location

Conveniently located close to the heart of Hanham, yet set in this backwater location. Conham River Park, Crews Hole, Troopers Hill Nature Reserve and Magpie Bottom Nature Reserve, are all literally on the doorstep. Local schools, shops and pubs are all also within walking distance. With excellent access to Bristol city centre, and the facilities of Longwell Green Retail Park are a short drive away.

what the owners will miss

After 42 years of ownership ... everything!!

just a thought...

Ideal for those buyers looking for a countryside cottage, yet with all the benefits of city living!