St. Marys Grove Nailsea BS48 4NJ | £575,000

marktempler
RESIDENTIAL SALES

PROPERTY TYPE	HOW BIG
Semi Detached House	1389sqft
BEDROOMS	RECEPTION ROOMS
3	3
BATHROOMS	WARMTH
2	Gas Central Heating
PARKING	OUTSIDE SPACE
Driveway	Front and Rear
EPC RATING	COUNCIL TAX BAND
E	D

A charming three bedroom, period cottage dating from around 1780 and believed to have originally been a quarryman's cottage linked with the old West End quarry. The cottage is everything local stone cottage should be and there are later, very well matched additions that have added considerable space and flexibility including most recently a stone built coach house - garage conversion to the side of the house that today comprises a very attractive studio with a part vaulted ceiling.

The studio is a fabulous space to operate a business from home given the clerestory glazed hall that allows separate access. Equally the studio offers superb additional reception room space, optionally a very large bedroom with scope for an en-suite or creation of a spacious annexe for a dependant relative if required. The cottage occupies a lovely position in this quiet and very sought-after lane on the south western edge of Nailsea and when originally built was one of a cluster of cottages that stood alone about 1/2 mile to the south west of Holy Trinity Church, in those days the village centre.

There are local amenities including infant and junior schools nearby and open countryside is just a couple of minutes' walk away while, the town centre is about a mile away on foot. The accommodation is full of character having been tastefully renovated and improved with considerable care taken to ensure that all new works blend with and enhance the atmosphere of this very special home. There are ample period features including exposed beams, an open inglenook fireplace, further fireplaces with the fireplace in the dining room having a wood burning stove and the fireplace in the superb farmhouse kitchen framing a newly installed energy efficient Esse CAT gas range cooker with a timer.

There is a gracious amount of exposed stonework with an usual quadrant chimney breast in the principal bedroom that draws the eye up to the original roof trusses. The very spacious double aspect landing offers a study area that could readily be divided from the landing to provide an additional (fourth) first floor bedroom. All of the bedrooms are double rooms, and the bathroom is usually generously proportioned to include a bath and recently installed separate shower. A further feature of the cottage is the amount of natural light which is quite rare in properties of this vintage.

CHARMING PERIOD COTTAGE IN NAILSEA

HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. **Proof of funding –** If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre – Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.

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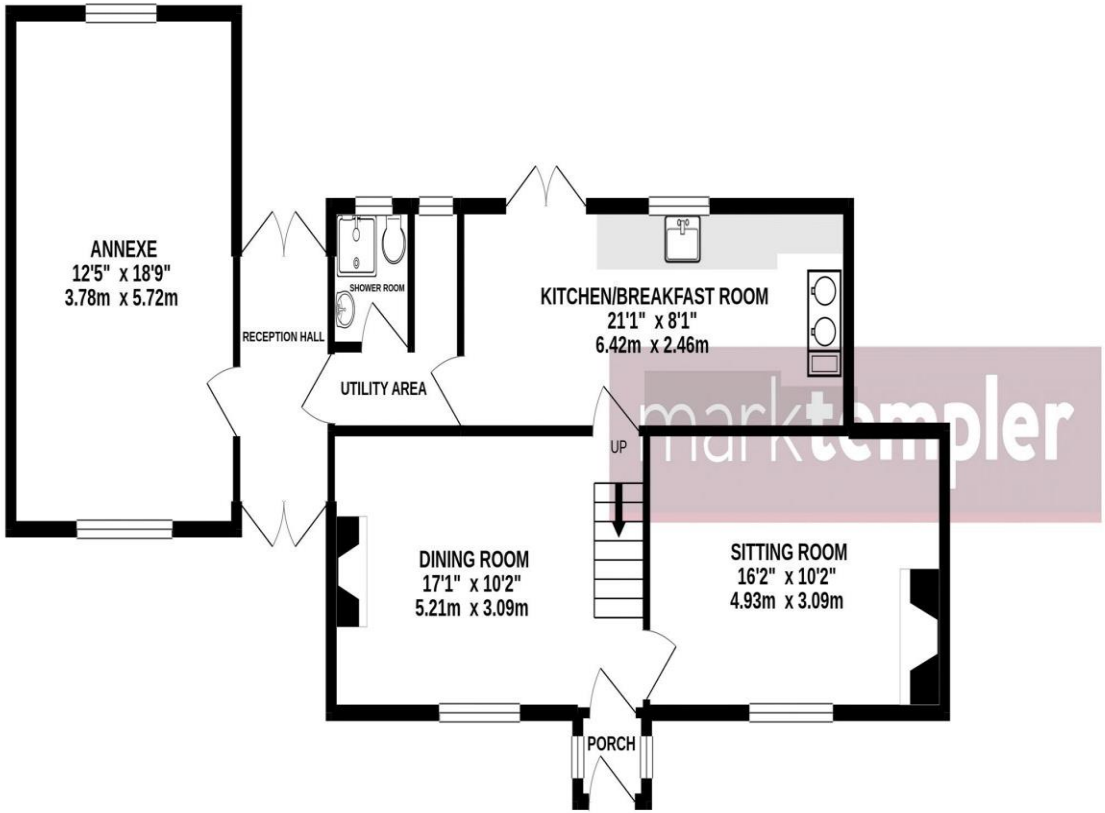
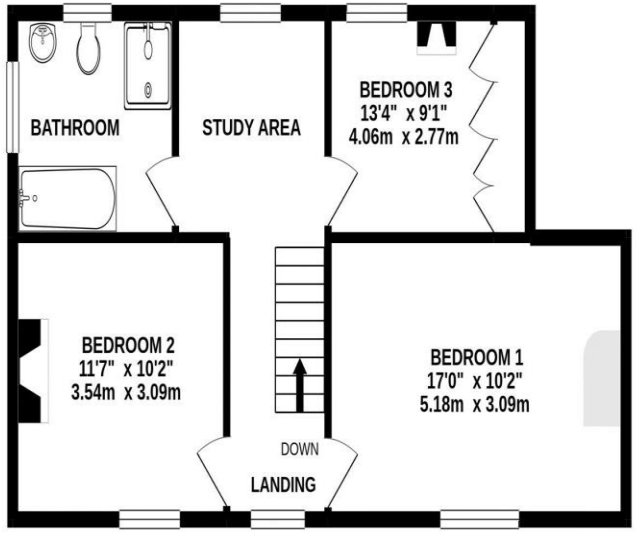
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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