



Rosebank, The Coombe, Compton Martin, Bristol, BS40 6JD

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- Detached Whitewashed Stone Cottage
- Full of Character and Charm
- Cosy Sitting Room with Underfloor Heating
- Log Burner
- Three Double Bedrooms
- Loft Room with Ship Style Staircase
- Family Bathroom
- Pretty Garden with Lake Views
- Detached Garage and Parking



Rosebank is a pretty whitewashed stone cottage nestled in an idyllic location at the top of The Coombe in the heart of the Chew Valley. From the cottage garden you have views of the Chew Valley Lake! The cottage has been updated for modern living over recent years including underfloor heating and a focal log burner in the sitting room. The spacious kitchen has an Aga creating a lovely area to relax with friends and family with ample space for a sofa and a dining table and chairs.

To the first floor there are three double bedrooms, the main bedroom has a dressing room and lovely views of the Lake as well as the immediate greenery which surrounds this home. A study and a modern family bathroom complete this floor.

There is a boat style staircase leading from the landing to a large loft area which is suitable for a variety of uses which creates a flexible bonus space.

Outside the cottage garden has a lawned area with an upper terrace enjoying views of the lake.

There is a detached garage and parking.

This is a special cottage and really must be viewed to fully appreciate all it has to offer, so do give us a call to arrange your viewing!!

The village of Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay occasionally drop in for a pint and a sing song at the very popular local Ring O Bells Pub!

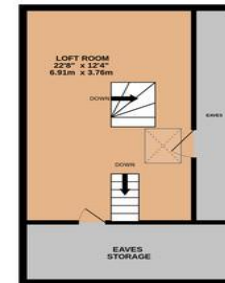
The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM MEASUREMENTS

Ground Floor
 HALLWAY 9'0" x 6'4"
 KITCHEN/DINING ROOM 12'1" x 28'9"
 SITTING ROOM 9'2" x 20'5"
 LOO 6'2" x 6'6"
 First Floor
 LANDING 11'5" x 16'2"
 BEDROOM 11'0" x 12'0"
 DRESSING ROOM/BEDROOM 10'8" x 7'6"
 BEDROOM 12'3" x 12'3"
 BEDROOM 8'6" x 7'4"
 BATHROOM 8'3" x 8'0"
 STUDY 3'6" x 6'9"
 Second Floor
 LOFT ROOM 12'4" x 22'8"
 EAVES STORAGE 3'1" x 22'8"
 EAVES STORAGE 11'0" x 5'6"
 Outside
 GARAGE 15'0" x 9'4"



TOTAL FLOOR AREA : 1739 sq.ft. (161.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com