



38 Upper Town Lane, Felton, Bristol, BS40 9YF

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- Converted Farmhouse
- Three Double Bedrooms
- Two Bathrooms
- Excellent Condition Throughout
- Principal En-suite
- Recent Garden Room Extension
- Attractive Shaker Style Kitchen
- Lovely Rear Views
- Off Street Parking for Multiple Vehicles



HISTORY AND MODERN LIVING BLEND!

This smart, three double bedroom Farmhouse conversion dates back to the 18th century!

Enjoying elevated views over rolling neighbouring countryside this home is smart, stylish and turn-key ready!

Externally, the character of old will greet you, whilst internally modern living awaits!

The ground floor offers a utility/ entrance hallway with door to cloakroom, leading to a modern Shaker style kitchen, opening onto a newly constructed dining room framing the garden. There is a pretty sitting room with stairs leading to the first floor, where you'll find two double bedrooms and a recently fitted shower room. A second staircase leads to the third bedroom which benefits an en-suite bathroom.

Each room is finished to a high standard with modern décor.

To the outside there is a pretty, low maintenance garden with ample parking for four cars. This home presents a very nice addition to the market!

Uniquely, **Felton** has 100 acres of common land, offering the ideal landscape for dog walking and hiking. Should you have a brood of goats or chickens, do not fear- you can graze them! With all of the walking and hiking around the village, you'll be pleased to hear that there is a great local pub and café to satisfy appetites and quench thirsts.

Felton is part of the Parish of Winford, children can attend the well regarded local Primary School, Winford Primary and for Secondary Schooling there is a choice of Chew Valley School or Backwell School. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with regular trains to London and the national rail network. There is easy access to both the M4 and M5 and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

GROUND FLOOR

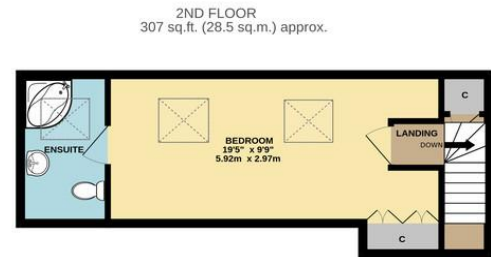
Entrance Hall/ Utility 12'5" x 6'7"
 Kitchen 13'6" x 12'3"
 Dining Room 12'3" x 11'0"
 Sitting Room 17'8" x 13'6"
 WC 6'4" x 6'2"

FIRST FLOOR

Bedroom 16'4" x 10'9"
 Bedroom 10'6" x 8'4"
 Bathroom 7'0" x 5'1"

SECOND FLOOR

Bedroom 19'5" x 9'9"
 Ensuite 9'9" x 5'6"



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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 | | 103 A |
| 81-91 | B | | |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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