





## Woodlands, The Street, Compton Martin, Bristol, BS40 6JA

- Semi - detached Home Circa 2192 sq. Ft
- Situated in an Elevated Position with Views
- In Need of Modernisation
- Kitchen/Dining Room
- Sunny Sitting Room with French Doors
- Four Bedrooms
- Family Bathroom
- One Bedrooml Annexe
- Double Garage and Parking
- Generous Lawned Gardens



This spacious and versatile family home, set on an elevated plot, offers breathtaking views of the Mendip Hills. Full of potential, the property is in need of modernisation but offers a great opportunity to personalise it and make it your own!

The driveway leads to ample parking and a charming front garden, with a glimpse of the lake just beyond the doorstep.

Step inside to a sunny kitchen/dining room with dual aspect windows, offering plenty of natural light, and leading to a practical utility room. The sitting room features a log burner and French doors that open to reveal panoramic views of the Mendip Hills.

Upstairs, there are three double bedrooms and a family bathroom. The fourth bedroom located above the garage through the utility presents great annex potential, complete with a sitting room with a Juliet balcony and bathroom.

Outside, the property boasts a well-maintained lawn, a double garage, and a peaceful garden where you can relax and enjoy the stunning views.

The smaller 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 have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub! The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes. A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling. 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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

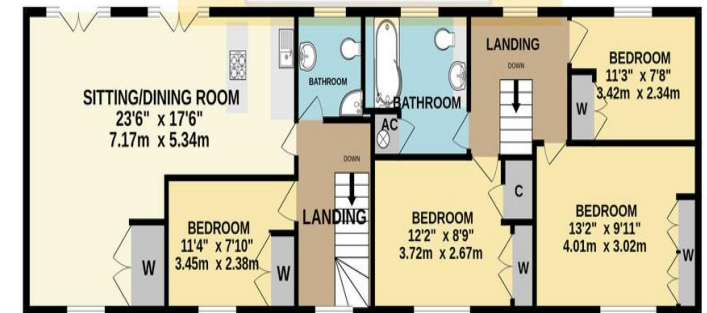
Ground Floor  
 ENTRANCE PORCH 5'9" x 3'2"  
 LOBBY 4'0" x 6'0"  
 KITCHEN/DINING ROOM 18'10" x 11'2"  
 STUDY 7'5" x 4'3"  
 UTILITY 10'7" x 8'9"  
 SITTING ROOM 17'6" x 14'0"  
 LOO 3'9" x 3'6"  
 HALF GARAGE 10'4" x 7'9"  
 HALF GARAGE 10'4" x 9"  
 GARAGE 17'8" x 10'4"  
 First Floor  
 BEDROOM 11'3" x 7'8"  
 BEDROOM 12'2" x 8'9"  
 BEDROOM 13'2" x 9'11"  
 BATHROOM 8'4" x 8'6"  
 Annexe  
 BEDROOM 11'4" x 7'10"  
 SITTING/DINING ROOM  
 BATHROOM 5'2" x 5'2"  
 Outside  
 SHED 4'0" x 8'2"  
 SHED 4'0" x 12'0"  
 KENNEL 4'0" x 11'0"



GROUND FLOOR  
 1165 sq.ft. (108.3 sq.m.) approx.



FIRST FLOOR  
 1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 2192 sq.ft. (203.6 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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