



Laburnum Cottage, Church Lane, Farrington Gurney, Bristol,

Laburnum Cottage, Church Lane, Farrington Gurney, Bristol, BS39 6TY

- Detached Stone Cottage circa 1950sqft
- Stunning Kitchen Family Room
- Three Reception Rooms
- Utility and Cloakroom
- Main Bedroom with Ensuite
- Three Further Bedrooms Sharing Bathroom
- Well Stocked Gardens
- Plenty of Parking
- Double Garage with Electric Doors
- Walks on Your Doorstep



MODERN COTTAGE WITH KERB APPEAL!

This modern and oh-so-stylish family home provides spacious and flexible accommodation in a tucked away position in the popular and convenient village of Farrington Gurney.

The heart of this lovely home is the stylish kitchen/dining room with a great range of cabinets and appliances together with a large central island. It is bright and spacious with direct access to the pretty cottage garden – a great space for family get-togethers and entertaining.

Leading from the welcoming hallway is a large sitting room with a cosy stone fireplace and patio doors to the rear garden. There is an additional snug together with a study and also a useful downstairs loo. Leading from the kitchen is a utility room with access to the side of the property – a great staging post for muddy dogs and a place to kick off your wellies.

The first floor is conveniently laid out with four bedrooms, the principal of which has fitted wardrobes and a well-appointed ensuite. The three further double bedrooms share a modern family bathroom.

Outside are pretty cottage gardens to the front and rear with borders and lawned areas as well as patio area for alfresco dining. There is off road parking and a double garage.

This home is immaculately presented throughout and is located close to all village amenities, only a stone's throw from the primary school. Please give us a call to arrange your viewing of this lovely home.

Farrington Gurney is a village in Somerset, located at the foot of the Mendip Hills on the junction of the A37 and A362. There is the St Johns Parish church nestling in the rolling countryside along with the popular village Memorial Hall, a village school and a thriving business community employing many people including Farrington Park Country Club and Golf course, the renowned Farrington Farm Shop and the local Co Op. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa enable easy access to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





AWAITNG EPC.....

ROOM DIMENSIONS

Ground Floor

HALL 7.0" x 4'0"
HALLWAY 10'0" x 10'0"
SNUG 9'6" x 11'8"
STUDY 10'9" x 6'6"
SITTING ROOM 11'0" x 19'2"
KITCHEN/BREAKFAST ROOM 19'8" x 19'4"
UTILITY ROOM 6'2" x 6'6"
LOO 3'4" x 6'1"

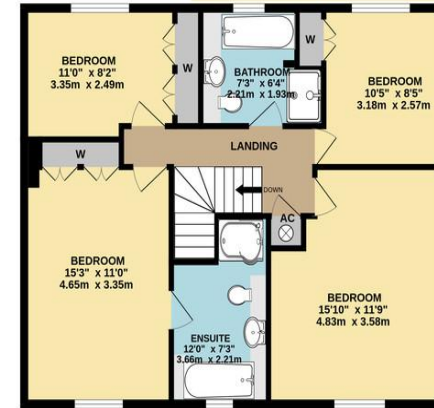
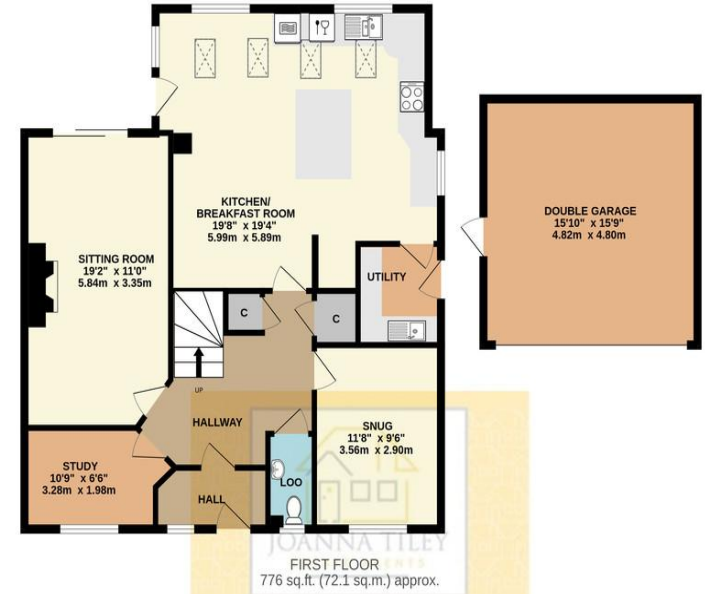
First Floor

LANDING 13'5" x 6'1"
BEDROOM 11'0" x 15'3"
ENSUITE 7'3" x 12'0"
BEDROOM 11'9" x 15'10"
BEDROOM 8'5" x 10'5"
BEDROOM 11'0" x 8'2"
BATHROOM 6'4" x 7'3"

Outside

DOUBLE GARAGE 15'9" x 15'10"

GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1950 sq.ft. (181.2 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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