



Nutgrove Cottage, 68 Dundry Lane, Dundry, Bristol, BS41 8JG



## Nutgrove Cottage, 68 Dundry Lane, Dundry, Bristol, BS41 8JG

- Detached Stone Cottage circa 1900s
- Total Renovation to a High Standard
- Luxury Kitchen with Appliances
- Two Reception Rooms with Wood Flooring
- Main Bedroom with Dressing Area and Ensuite
- Three Double Bedrooms
- Luxury Family Bathroom
- Countryside views
- Enclosed Garden and Terrace
- Drive Parking and Garage



A charming period cottage that has been renovated and extended by its current owners, creating a stunning home with all mod cons yet retaining its original character and appeal. Solid oak and antique brass finishes can be seen throughout the property adding to its charm.

Entering through the inviting porch, you are taken into the hall that leads left to the open and bright, stylish kitchen. There is plenty of room for all the family and an impressive entertaining space. Back across the hall to the welcoming sitting room which has a splendid view out to the neighbouring field. Following through to the cosy snug with downstairs storage and very useful utility/laundry area, up to the first floor. The principal bedroom suite has dual aspect windows and balcony to really enjoy the country views. With a large built-in wardrobe and ensuite, what more could you ask for!

Back to the second staircase and there are three further double bedrooms and a fabulous family bathroom. All with scenic views around the property.

Outside there is a single garage and shed in the generous, private garden with lawned areas for the kids to play.

We can't wait to show you round this beautiful family home. Give our friendly team a call!

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. It has extensive views overlooking the City of Bristol to the north and the Chew Valley to the south. The village has a great community with a Church, a Village Hall which can be hired for events, a popular pub and a well-regarded Church of England Primary School. The Chew Valley is renowned for its beauty and the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around the Chew Valley and on the Mendips close by. The village is perfectly placed for commuting to both Bristol and Bath, railway stations at Bristol Temple Meads and Bath Spa provide frequent links to London with connections to the national train network. Access to both the M4 and M5 are within a reasonable distance.



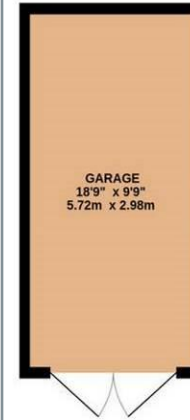




Ground Floor  
 PORCH 7'3" x 4'0"  
 HALL 5'0" x 4'7"  
 KITCHEN DINING ROOM 13'5" x 19'6"  
 SITTING ROOM 10'0" x 19'9"  
 SNUG 8'5" x 10'7"  
 UTILITY ROOM 5'5" x 8'4"  
 LOO 2'8" x 5'3"

First Floor  
 LANDING 2'6" x 12'7"  
 PRINCIPAL BEDROOM 8'6" x 19'5"  
 ENSUITE 5'7" x 7'2"  
 BEDROOM 10'4" x 11'5"  
 BEDROOM 10'4" x 7'5"  
 BEDROOM 10'0" x 11'6"  
 BATHROOM 7'4" x 7'4"

Outside  
 GARAGE 9'9" x 18'8"



GROUND FLOOR  
 831 sq.ft. (77.2 sq.m.) approx.



FIRST FLOOR  
 598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 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.  
 Made with Metropix 6/2024



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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