



Quarry Cottage, Downs Road, Dundry, BS41 8LQ

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- Detached Stone Built Cottage
- Set Over Three Floors
- Central Village Location
- Large L-Shaped Sitting Room
- Farmhouse Style Kitchen
- Breakfast Room
- Four Good Sized Bedrooms
- Large Family Bathroom
- Additional Shower Room
- South Facing Walled Cottage
- Garden
- Garage and Parking for Several



Characterful Period Property in the Heart of the Village

Quarry cottage is a charming stone-built family home, built in 1870, in the heart of the popular village of Dundry. Set over three floors the property offers spacious and stylish accommodation with lots of light throughout.

Entering into the hallway a beautiful wooden staircase provides access to all levels floors and full height glazing means that the whole house is flooded with light. The ground floor has a large L-shaped sitting/family room with exposed stonework and a cosy open fire – it certainly is a room with a view looking as it does over the garden and picturesque village church beyond. Leading from the sitting room is a well fitted farmhouse style kitchen/breakfast room – perfect for family dining and entertaining.

There a convenient lobby/utility space which is useful for all your coats and muddy boots with a loo leading off and a stable door giving access to the rear garden.

On the first floor there are three good sized bedrooms, and a very spacious family bathroom with a freestanding bath and separate shower. Jack and Jill doors provide access to the principal bedroom and the other two bedrooms also. All bedrooms have dual aspect windows meaning they are light and bright and enjoy village views all around.

On the lower ground floor is a fourth bedroom together with another reception room – used as a treatment room by the current owners, as well as a shower room.

Outside is a wonderful walled cottage garden, private and south facing with flower borders and mature planting – soak up the sun with your morning coffee or while away the evening with a sundowner!

To the rear of the property is a garage and additional parking for three vehicles.

We love this family home – it has so much to offer. Please do give us a call to book your viewing.

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.





ROOM DIMENSIONS

Basement

LOBBY 8'0" x 7'0"
STUDY 12'4" x 12'6"
BEDROOM 7'6" x 13'1"
ENSUITE 8'4" x 5'7"

Ground Floor

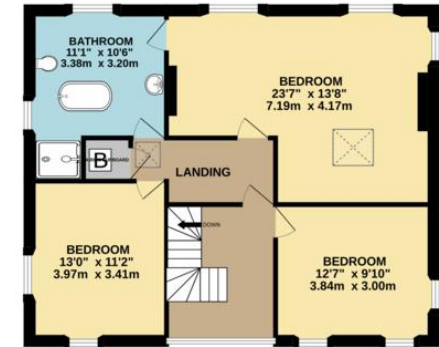
LOBBY 11'1" x 8'10"
LIVING ROOM 22'2" x 25'4"
KITCHEN/DINER 10'10" x 26'11"
UTILITY ROOM 5'6" x 6'8"
W/C 5'6" x 4'0"

First Floor

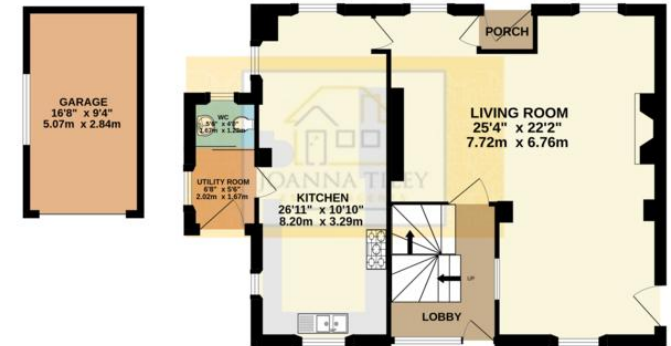
BEDROOM 23'7" x 13'8"
BEDROOM 12'7" x 9'10"
FAMILY BATHROOM 11'1" x 10'6"
BEDROOM 11'2" x 13'0"
LANDING 11'10" x 5'5"
LOBBY 8'11" x 11'1"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
881 sq.ft. (81.9 sq.m.) approx.



GROUND FLOOR
1075 sq.ft. (99.8 sq.m.) approx.



BASEMENT
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 2316 sq.ft. (215.2 sq.m.) approx.



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