



Featherbed Cottage, Clutton, Bristol, BS39 5RW

Guide Price £385,000

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Step into the timeless charm of this semi-detached cottage, dating back to 1840, and prepare to be enchanted. This heritage home strikes the perfect balance between historic elegance and modern comfort, offering a truly unique living experience. Spread across two floors, this remarkable property boasts a spacious and flexible layout that adapts to your lifestyle effortlessly.

Inside, you'll be greeted by a generous 7.5 metre living-dining room, bathed in natural light that streams through the large windows. The focal point of this exquisite space is the inviting log burner, providing warmth and ambiance during colder months. With ample room for both intimate gatherings and vibrant social events, this versatile area effortlessly combines style and functionality.

The kitchen is a culinary haven, equipped with high-quality appliances and offering plenty of counter and storage space. Adjacent to the kitchen, a separate breakfast room provides the ideal spot to start your day with a cup of coffee, overlooking the picturesque surroundings. A utility room and cloakroom complete the ground floor, ensuring convenience and practicality at every turn.

Upstairs, you'll find four well-appointed bedrooms, each offering a peaceful sanctuary for rest and relaxation. Light-filled and thoughtfully designed, these rooms cater to the needs of individuals and families alike. A four-piece family bathroom provides a spa-like experience, inviting you to unwind and indulge in tranquillity.

The property features a garage and driveway, offering convenient parking options for multiple vehicles. Step into the level rear garden, a true oasis where you can reconnect with nature. Immerse yourself in the beauty of the surroundings while enjoying the brick shed and even a chicken coup, perfect for those wanting to embrace a sustainable lifestyle.

Situated on the outskirts of a charming village, this property immerses you in the idyllic beauty of Bath and North East Somerset. Surrounded by lush green fields and offering breath-taking country views, this location truly embodies the essence of rural living.





Porch

1.42m x 1.38m (4'7" x 4'6")

A door to the side aspect with obscure glass window, double glazed window to the front aspect, vaulted ceiling, fuse box cupboard and tiled flooring.

Living/Dining Room

7.48m x 3.49m (24'6" x 11'5")

Three double glazed windows, two to the front aspect and one to the side aspect, doorway leading to the kitchen. There is a feature stone fireplace with wooden beam mantle and inset log burner, two radiators, three wall mounted lights, television point & USB sockets

Kitchen

5.63m x 2.59m max (18'5" x 8'5")

Opening into the Breakfast room, double glazed window to the rear aspect, door way to the utility room, stairs to the first floor with two under stairs cupboards.

There is a range of wall and base units with tiled splash backs and laminate work surfaces, a 1 & 1/2 bowl stainless steel sink/ drainer with mixer tap, 5 ring gas hob, integral oven, space for a fridge freezer, tumble dryer, radiator, USB sockets and laminate flooring.





Utility Room

2.24m x 1.03m (7'4" x 3'4")

A range of wall and base units, laminate work surface, space for a washing machine and dishwasher, wall mounted thermostat control panel, radiator, USB sockets and laminate flooring.

Breakfast Room

2.41m x 2.08m (7'10" x 6'9")

Double glazed door to the side aspect with double glazed windows to the side and rear aspect, a fitted breakfast bar made with a timber surface, radiator and laminate flooring.

Cloakroom

1.94m max x 0.99m (6'4" x 3'2")

Obscure double glazed window to the rear aspect, extractor fan, vanity unit with wash hand basin, low level WC and ornate tiled flooring. There is also a storage cupboard housing a wall mounted Worcester boiler.



Landing

Smoke alarm and a split level leading to the Bathroom and Bedroom one.

Bedroom One

4.95m max x 2.87m max(16'2" x 9'4")

Double glazed window to the rear aspect, radiator, television point, USB socket and a loft hatch with partial boarding and light.

Bedroom Two

3.80m x 2.85m (12'5" x 9'4")

Double glazed window to the front aspect, two radiators and USB sockets. There is a walk through passage to the bedroom.



Bedroom Three

3.5m x 2.53m (11'5" x 8'3")

Double glazed window to the front aspect, exposed wooden roof trusses, radiator, television, telephone and USB sockets.

Bedroom Four

2.56m x 1.97m (8'4" x 6'5")

Double glazed window to the front aspect, radiator and USB sockets. Loft hatch with partial boarding and a light.

Bathroom

2.96m max x 2.87m (9'8" x 9'4")

Obscure double glazed window to the rear aspect, recessed spot lights, partially tiled walls, radiator and varnished wooden floorboards. There is a four piece suite comprising of a free standing roll edge bath with shower attachments, shower cubicle with a mixer shower over, vanity table with a wash hand basin on top and a low level WC.





Rear Garden

20.09m max x 15.5m (65'10" x 50'10")

Enclosed with a wooden fence to two sides, a mature hedge and a walkway to the side gate.

Laid to lawn with a patio area, outside tap with a Belfast style sink under, raised planting beds, a variety of fruit trees including a cherry, prickly pear and Elder Berry. To the side is a chicken Coop with wire surround and access gate into.

There is a Brick build shed measuring 1.89m x 0.99m and a wooden shed converted to a bar measuring 2.37m x 1.76m.

Garage

4m x 2.4m (13'1" x 7'10")

Double barn doors to the front aspect, obscure glazed windows to the side and rear aspects, power and light.

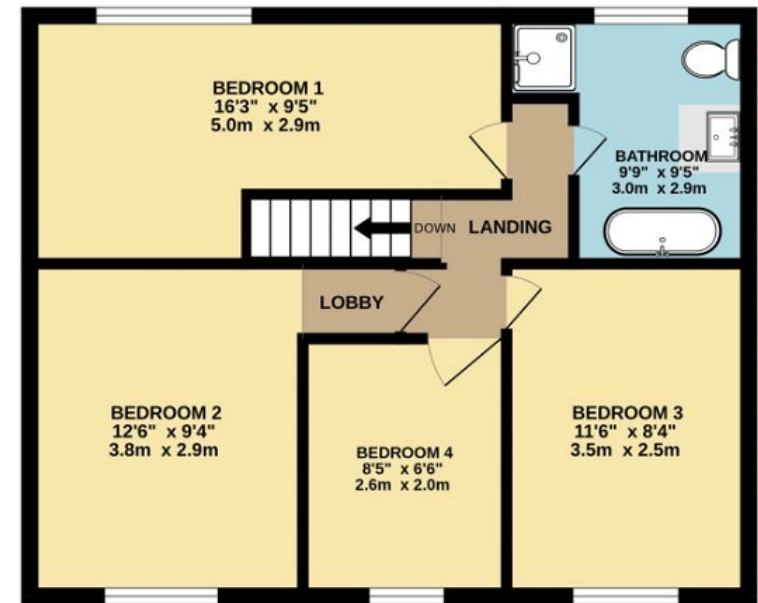
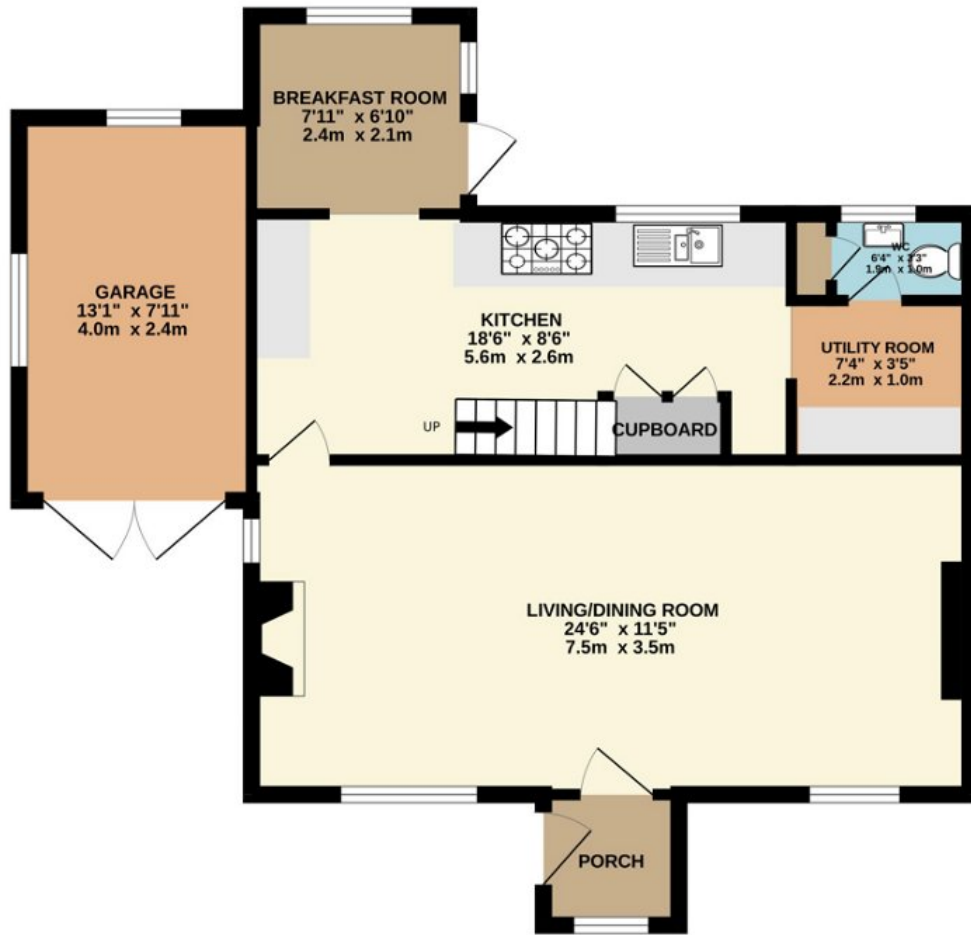
Driveway

Agents Notes

To the left of the property is a side gate which gives pedestrian access to the neighbouring property which I have been informed is seldom used as they have their own private access from Featherbed Lane.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		106
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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.