



Blackcomb Cottage, Bristol Road, Paulton, Bristol, BS39 7NX

Guide Price £280,000

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## Blackcomb Cottage, Bristol Road, Paulton, Bristol, BS39 7NX

### Quote Reference NF0664 To Arrange Your Viewing

Nestled on the edge of Paulton village, the Blackcomb Cottage offers a serene retreat with a blend of modern comfort and rural charm. The entrance hall welcomes you into a recently renovated living room featuring new floors and a multi-fuel burner, perfect for cosy winter nights. The spacious kitchen/dining room boasts wooden worktops and ample space for enjoying hearty meals. Functionality by the way of a utility room and a downstairs bathroom. Upstairs, two double bedrooms offer picturesque views of the surrounding countryside. Outside, a delightful garden with a patio and wooden shed provides a tranquil outdoor space. Situated on Bristol Road in Paulton, this location offers easy access to local amenities while maintaining a peaceful atmosphere within Bath and North East Somerset.





## Entrance Hall

1.78m x 1.12m (5'10" x 3'8")

Door to the front aspect with double glazed window inset, double glazed window to the side aspect and laminate flooring.

## Living Room

4.13m x 3.57m (13'6" x 11'8")

Single glazed door into the living room and kitchen plus a double glazed window to the front aspect, textured ceiling, fire place with a wooden beam, stone hearth and an inset multi fuel log burner, radiator, television aerial, telephone socket and herring bone style luxury vinyl flooring.

## Kitchen/Dining Room

3.98m x 3.37m (13'0" x 11'0")

Wooden door to the utility room, single glazed door to the living room and a double glazed window to the rear aspect, textured and covered ceiling, radiator and tiled flooring. There is a rang of wall and base units with wooden work surfaces and tiled splash backs, integral double oven, four ring gas hob, space for a fridge/freezer and dishwasher. Stairs to the first floor with an under stairs storage cupboard and also a fuse box cupboard.





## Utility Room

1.99m x 1.56m (6'6" x 5'1")

An obscure double glazed door to the side aspect, textured ceiling, radiator and tiled flooring. There are wall and base units with wooden work surfaces, a wall mounted Worcester boiler and space for a washing machine.

## Bathroom

2.4m x 1.95m (7'10" x 6'4")

Obscure double glazed window to the side aspect, textured ceiling, partially tiled walls, radiator and laminate flooring. There is a white three piece suite comprising a vanity unit with wash hand basin, bath with a mixer shower over and a low level WC.

## Landing

Loft hatch with a pull down ladder and partial boarding, doors to the two bedrooms.



## Bedroom One

4.16m x 3.33m (13'7" x 10'11")

Double glazed window to the front aspect, radiator and a television aerial.

## Bedroom Two

3.4m x 3.18m (11'1" x 10'5")

Double glazed window to the rear aspect, radiator and television point.

## Garden

Immediately behind the back door is an area of garden with a wooden picket style fence and access gate. The area is laid to patio paving stones



## Driveway

There is a concrete hard standing that allows parking for two cars, this is accessed via the lane running behind the cottages.

## Rear Garden

Enclosed by wooden fencing with an access gate, laid to grass in the main. There is an area of pea gravel near the entrance with log stores. Towards the end of the garden is a beautiful tree and beyond a patio area with a wooden shed with power and light measuring 3.66m x 3.08m. Along the length of the garden is a power line feeding three sets of dual sockets.

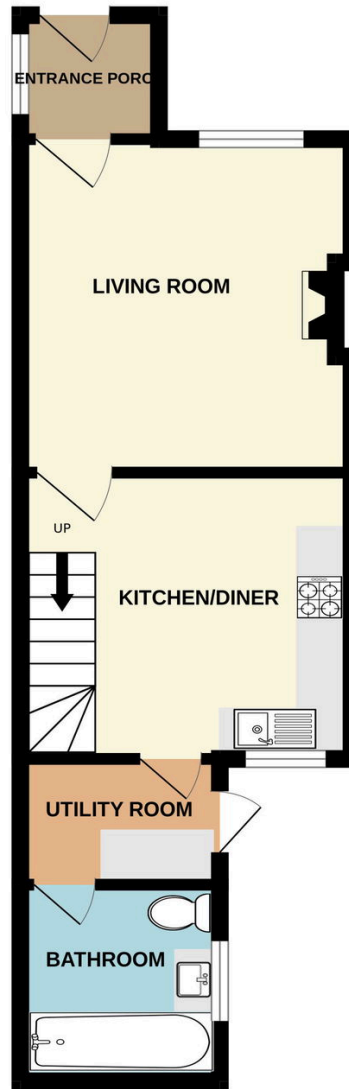
## Front Garden

A wall to the front and area behind for planting.

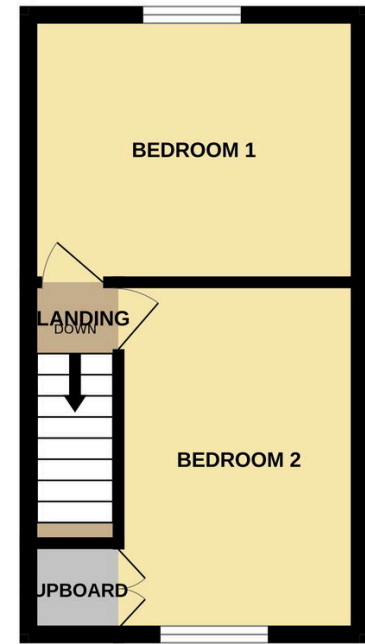




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 700sq.ft. (65.0 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, 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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