



Sunnyside, Main Street, Farrington Gurney, Bristol, BS39 6UN

Offers Over £270,000

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Sunnyside, Main Street, Farrington Gurney, Bristol, BS39 6UN

Nestled on the edge of a charming village, this characterful terraced cottage boasts a unique blend of old-world charm and modern comforts. The stone-built property features a well-presented interior with a spacious layout, including a kitchen with an atrium roof light, a cosy living room with an open fireplace, and a delightful conservatory overlooking the lush rear gardens. With three bedrooms spread across multiple floors, including a loft room with stunning countryside views, there's plenty of space for the whole family. Step outside to discover a sprawling southerly-facing garden, complete with a vegetable patch, fruit trees, and a large summer house for entertaining. Additionally, the village of Farrington Gurney offers a peaceful retreat surrounded by picturesque countryside, located on the outskirts of Midsomer Norton with easy access to the cities of Bristol, Bath and Wells, providing a perfect balance of rural tranquillity and modern convenience.





Hall/Utility Room

1.76m x 0.91m (5'9" x 2'11")

Obscure double glazed door and window to the front and side aspect, wooden work top with space for a washing machine and finished with a tiled floor.

Kitchen

4.04m x 2.73m (13'3" x 8'11")

Double glazed atrium window, obscure single glazed door to the utility room, door to the bathroom and an opening to the dining room. There is a range of wall and base units with tiled splash backs and wooden work tops, ceramic sink with copper mixer taps over, space for a range style cooker with an extractor hood over, space for a fridge/freezer, fridge and dishwasher. There is a radiator and tiled flooring.

Bathroom

2.27m x 2.04m (7'5" x 6'8")

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





Dining Room

4.01m x 2.42m (13'1" x 7'11")

Openings to the kitchen and living room with a door leading to the stairwell. There is an understairs cupboard, fitted shelving, a cupboard housing the consumer unit and meters, and a vertical radiator.

Living Room

3.99m x 3.59m (13'1" x 11'9")

A double glazed door and window to the conservatory, a fireplace with a tiled surround with an open fire, radiator and a television aerial.

Conservatory

3.21m x 2.51m (10'6" x 8'2")

Double glazed sliding door to the garden with double glazed windows surrounding, polycarbonate roof, radiator and vinyl flooring.



Landing

Stairs leading to the second floor, a wall mounted Ideal Combi Boiler and a Smoke alarm.

Bedroom One

4.05m x 2.66m (13'3" x 8'8")

Double glazed window to the rear aspect, wardrobes with sliding doors and a radiator.

Bedroom Two

3.49m x 2.24m (11'5" x 7'4")

Double glazed window to the front aspect, smoke alarm, iron fireplace and a radiator.



2nd Floor Landing

Double glazed window to the rear aspect, recessed spot lights and shelving.

Bedroom Three

3.71m x 2.98m (12'2" x 9'9")

Double glazed dormer window to the rear aspect and double glazed skylight window to the front aspect, recessed spot lights, eaves storage cupboards and a radiator.

En-suite

Obscure double glazed dormer window to the rear aspect, recessed spot lights, extractor fan and tiled flooring. There is a two piece suite comprising a vanity unit with wash hand basin and a low level WC.





Rear Garden

75m x 0m (246'0" x 0'0")

The garden is Southerly facing and measure approximately 250 ft long with a mixture or open and closed borders and a pathway. The immediate garden is laid to a level lawn with borders of shrubs, flowers and some trees. The middle section has a brick shed with measuring 3.06m x 2.19 m, next there is a summerhouse measuring 3.51m x 3.50m with French doors and double glazed windows , this has electricity supplied by solar power. The lower garden has planting beds and fruit trees. To the very end is a lawn area with a wooden deck with pergola which make an idyllic spot to simply sit and drink in the views over the rolling hills beyond.

Front Garden

There is a Brick wall with gated access and pathway to the front door, to the side is a storage shed.

Driveway

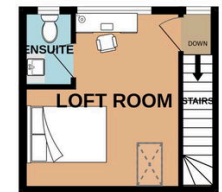
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1152sq.ft. (107.0 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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