



Dale House & Annexe, High Street, High Littleton, Bristol, BS39 6HW

Guide Price £650,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Dale House & Annexe, High Street, High Littleton, Bristol, BS39 6HW

Quote Reference NF0664 To Arrange Your Viewing

A rare opportunity to acquire a beautiful Georgian House, full of architectural features reminiscent of that era, with a separate characterful stone built two storey annexe in the rear gardens. Here you will find space for a growing family, within a plot offering sizeable gardens and ample parking options. This property has served as a multi generational home for 30 plus years and now has the versatility of an income stream via air bnb alongside the house.

Located in a popular village with beautiful surrounds, plus the ease of access into the nearby cities of Bath and Bristol. A rare find indeed that might just be the home someone has been searching for over a long time.





Porch

1.76m x 1.05m (5'9" x 3'5")

Door and double glazed window to the front aspect with a atrium skylight over, two wall lights, fitted shelving and a tiled flooring.

Dining Room

5.22m x 3.87m (17'1" x 12'8")

Double glazed Sash window to the front aspect with folding wooden shutters to sides, twin fitted storage cupboards either side of the chimney breast with shelving, fire place with tiled surround, stone hearth and an inset log burner, cupboard under the stairs, cupboard housing the consumer unit and wooden flooring.

Living Room

3.74m x 3.48m (12'3" x 11'5")

Double glazed sash window to the front aspect with folding wooden shutters to the sides, coved ceiling, fire place with wooden beam, stone hearth and an inset log burner, radiator, television aerial and wooden flooring.





Kitchen

5m x 2.56m (16'4" x 8'4")

Double glazed triple window and wooden stable door with inset stained glass to the rear aspect, recessed spot lights, a range of wall and base units with tiled splash backs and wooden work surfaces, inset ceramic bowl with mixer tap over, integral five ring gas hob with extractor hood over, twin ovens, dishwasher with extractor hood over, space for an American fridge freezer, radiator and slate tiled flooring.

Bathroom

2.29m x 2.25m (7'6" x 7'4")

Double glazed sash window to the rear aspect, extractor fan, travertine tiled walls, towel radiator and wooden flooring. There is a three piece suite comprising a roll top claw foot slipper bath with a shower attachment, wall mounted wash hand basin and a low level WC.

Landing

3.9m x 2.65m (12'9" x 8'8")



Shower Room

2.38m x 2.27m (7'9" x 7'5")

Double glazed window to the rear aspect, recessed spot lights, tiled walls, white towel radiator and tiled flooring. There is a three piece suite comprising of a shower cubicle with a mixer shower over, wall mounted wash hand basin and a low level WC.

Bedroom One

5.53m x 2.62m (18'1" x 8'7")

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

Bedroom Two

3.82m max x 3.5m max (12'6" x 11'5")

Double glazed sash window to the front aspect and folding wooden shutter surround, radiator and a linen cupboard with shelving.



Bedroom Three

3.86m x 2.82m (12'7" x 9'3")

Double glazed sash window to the front aspect with folding wooden shutter surround, coved ceiling and a radiator.

Bedroom Four

2.36m x 2.34m (7'8" x 7'8")

Double glazed sash window to the rear aspect exposed roof trusses, painted stone wall and a radiator.

Loft Room One

5.32m x 3.58m (17'5" x 11'8")

Double glazed skylight to the rear aspect, eaves storage, exposed wooden roof trusses and the height in the middle is 1.93 metres. (currently used as a double bedroom)





Loft Room Two

Exposed wooden roof trusses, wall mounted Worcester Combination boiler, boarded and has power and light.

Annexe

Stone Built two storey barn across from the main house within the rear garden. It has access on the ground floor but also has an external stairway leading to the first floor. Internally is a stair way to the first floor which previously was a Lift.

Hall

Wooden door into, stairs leading to the first floor with an under stairs cupboard.



Bedroom Five

3.82m x 2.95m (12'6" x 9'8")

Double glazed window to the side aspect, tiled floor with under floor heating and a thermostat control panel.

En-suite

1.9m x 1.46m (6'2" x 4'9")

Extractor fan, recessed spot lights, tiled walls, tiled floor with under floor heating. There is a wall mounted wash hand basin, low level WC and a wet room shower with a mixer shower over.

Living/Dining Room

4.38m x 3.85m (14'4" x 12'7")

Double glazed French doors to the rear aspect, double glazed skylight to the side aspect, smoke alarm and two wall mounted electric heaters.



Kitchen

2.44m x 2.19m (8'0" x 7'2")

Double glazed window to the front aspect, extractor fan, smoke alarm, a range of wall and base units with wooden work surfaces and tiled splash backs, one & half bowl sink with a mixer tap over, integral two ring induction hob, fridge and dishwasher, finished with vinyl flooring.

WC

2.24m x 1.35m (7'4" x 4'5")

Double glazed window to the front aspect, three wall mounted lights, partially tiled walls and vinyl flooring. There is a two piece suite comprising of a wall mounted wash hand basin and a low level WC.

Garage/Store

4.16m x 3.06m (13'7" x 10'0")

Wooden double barn doors to the front aspect, double glazed window to the side aspect, plumbing for a washing machine, spaces for a

Drive Way

Laid to block paving and can accommodate five cars, there are wooden double gates with another parking space on the drive on the outside of the gate

Rear Garden

32m x 10.5m (104'11" x 34'5")

Enclosed by a stone wall and hedge surround, the gardens are full of shrubs, flowers and a variety of trees. Deep filled borders full of flowers. There is a central lawn area, arbour adorned with roses, to the rear of the garden and raised planting beds, nearer the house an area of shingle as well as outside power point, light and a large wooden shed.

Front Garden

With a wall border, central pathway to the front door and gardens filled with shrubs, flowers and trees as well as an outside light.

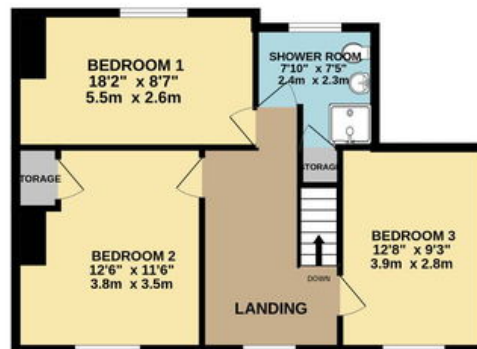
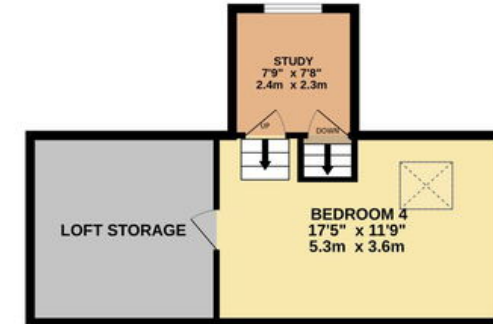
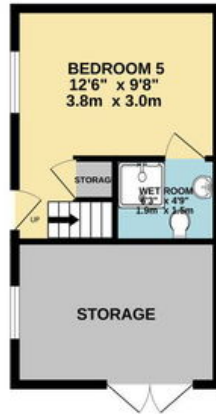


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

GROUND FLOOR
875 sq.ft. (81.2 sq.m.) approx.

1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.

2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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 ©2025