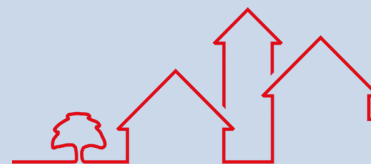




## Fern Cottage Downs Road, Dundry

Guide Price £590,000



# Parker's

Estate Agents & Property Lettings



## Fern Cottage Downs Road

Dundry, Bristol

Fern Cottage is a delightful property filled with character and offers adaptable living spaces. Situated in the popular village of Dundry, it enjoys a semi-rural setting with excellent access to both countryside walks and nearby city amenities.

The entrance porch leads into a cosy sitting room with stone walls, exposed beams, and a log burner – ideal for relaxing evenings. To the right is a charming dining room with a fireplace and original features that add to the cottage's appeal.

The well-equipped galley kitchen features stylish fittings and a unique porthole window. Steps lead down to a useful space currently used as a pantry but suitable for a breakfast room or utility area. Off this area are a cloakroom and a separate shower room.

This section of the property also offers two additional bedrooms – a single, ideal as an office or playroom, and a spacious double with a utility room and storage. With its entrance, this space is perfect for hosting guests, creating an independent annexe, or even an Airbnb.

# Fern Cottage Downs Road

Dundry, Bristol

Upstairs, the landing leads to two attractive bedrooms, both with built-in storage and lovely views over the garden and St. Michael the Archangel Church. A stylish bathroom in keeping with the property completes the upper floor. The current owners have thoughtfully enhanced the home, preserving its charming character while maximising its potential.

Outside, the property benefits from secure electric gates, ample parking, and a charming garden with a patio and well. The peaceful setting offers a pleasant place to relax while being conveniently located for access to Bristol and the surrounding area.

The vendors are motivated to move, having found a property they wish to purchase, making this an excellent opportunity for buyers seeking a versatile home in Dundry Village.

Council Tax band: E

Tenure: Freehold



### Porch

5' 11" x 21' 4" (1.80m x 6.50m)

### Sitting Room

12' 10" x 14' 9" (3.90m x 4.50m)

### Kitchen

5' 11" x 26' 11" (1.80m x 8.20m)

### Dining Room

11' 6" x 11' 10" (3.50m x 3.60m)

### Pantry/Breakfast/Utility Room

8' 2" x 9' 10" (2.50m x 3.00m)

### Wc

3' 3" x 5' 11" (1.00m x 1.80m)

### Shower Room

8' 2" x 3' 3" (2.50m x 1.00m)

### Bedroom 3

8' 10" x 14' 9" (2.70m x 4.50m)

### Utility Room

8' 2" x 5' 7" (2.50m x 1.70m)

### Store Room

8' 2" x 4' 3" (2.50m x 1.30m)

### Study/Bedroom 4/

9' 10" x 8' 2" (3.00m x 2.50m)

### Landing

5' 11" x 11' 6" (1.80m x 3.50m)

### Bedroom 1

11' 6" x 11' 10" (3.50m x 3.60m)

### Bedroom 2

11' 6" x 11' 6" (3.50m x 3.50m)

### Bathroom

5' 11" x 11' 6" (1.80m x 3.50m)





**GARDEN**

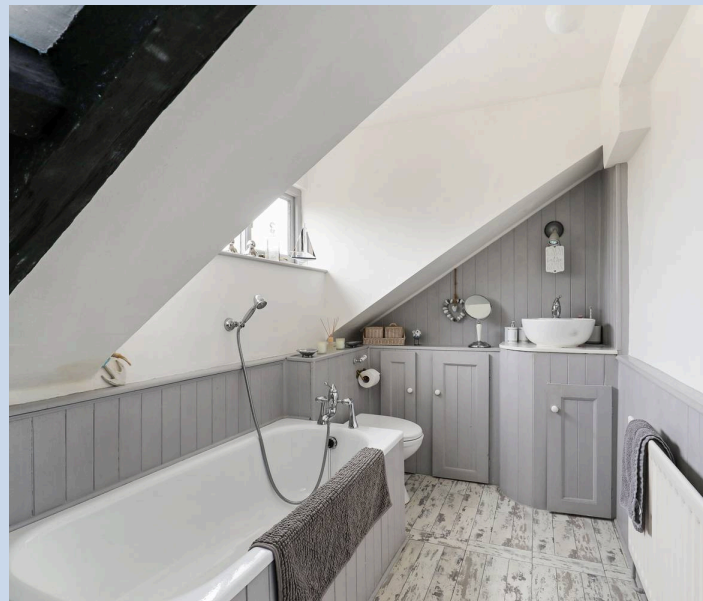
**Off street**

**Secure gated**

**Driveway**

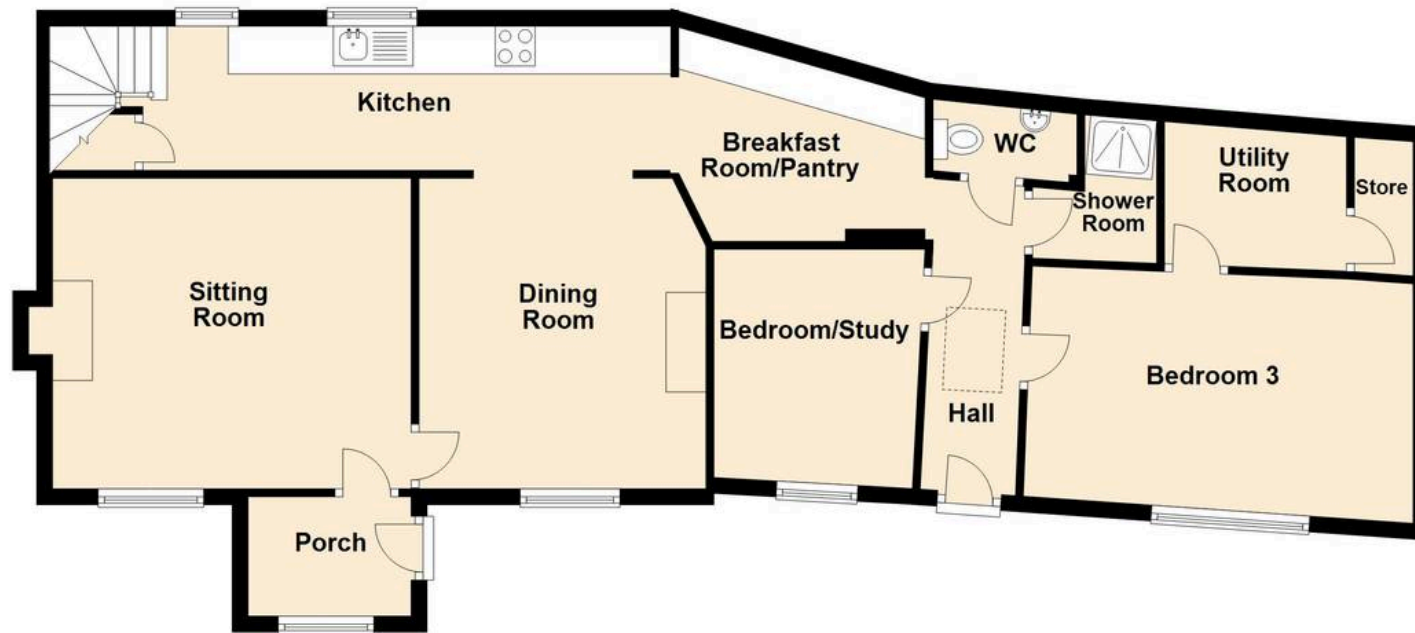
### **Location:**

Situated atop Dundry Hill in North Somerset, this charming village offers breathtaking views and a peaceful countryside lifestyle just four miles from Bristol and twelve miles from Bath. Its iconic fifteenth-century church tower stands as a proud landmark, while Bristol's twinkling lights create a magical nightscape. Dundry boasts the popular Dundry Inn and a local primary school, with secondary education at Chew Valley and private schools in Bristol. Nature lovers will enjoy the nearby Chew Valley and Blagdon Lakes for outdoor activities, while the Mendip Hills offer fantastic walking and cycling trails. With its blend of stunning scenery and convenient access to city life, Dundry is a delightful place to live.

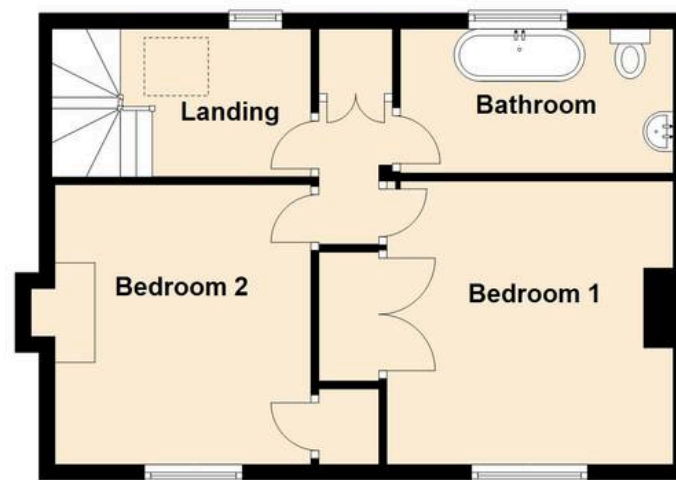




## Ground Floor



## First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**Fern Cottage, Dundry**



## Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • [sales@parkers-ea.co.uk](mailto:sales@parkers-ea.co.uk) • [www.parkers-ea.co.uk/](http://www.parkers-ea.co.uk/)

### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

