



**COUNTRY**  
PROPERTY



**Roselea**

Pennsylvania, Cold Ashton

£299,950





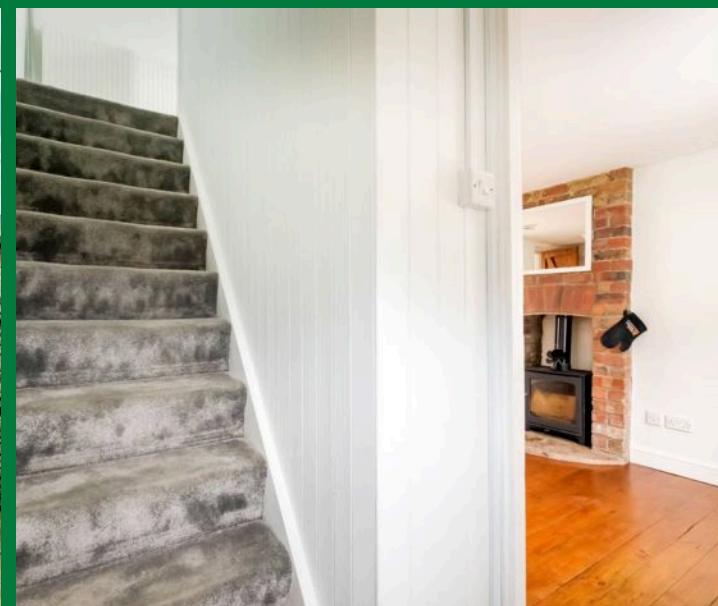
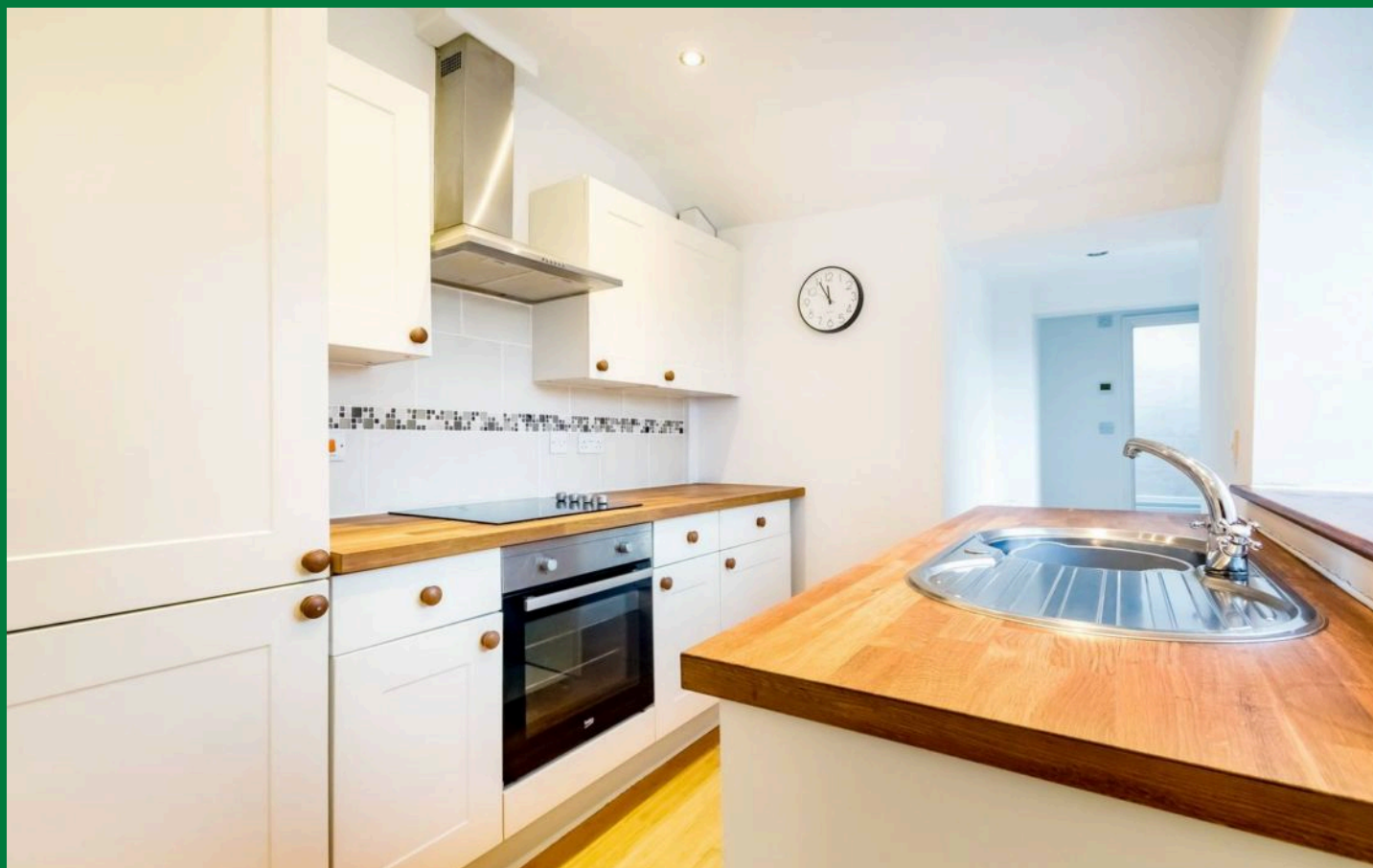


# Roselea

Pennsylvania, Cold Ashton, SN14 8LB

Pretty two bedroom cottage with bundles of stone-built charm. Quirky accommodation is nicely presented and ready to move in, and at the same time, conveniently laid out, with a ground floor bedroom and bathroom. A further double bedroom is on the first floor, complete with a small ensuite shower. French doors lead from the lounge out to the enclosed rear courtyard which benefits from the morning sun, and there is a lawned garden plus off-road parking for at least two cars at the front. This non-estate property enjoys a tucked away location just off the beaten track, yet is conveniently situated a short drive from Bristol and Bath. Ideally suited for somebody looking for something different, with a bit of privacy.

- Quirky 2 Bed Cottage
- Beautifully Presented
- Rear Courtyard and Garden
- Downstairs Bedroom & Bathroom
- Tucked Away Private Location
- Log Burner & Gas Heating
- Off Road Parking for 2 Cars
- Energy Efficiency Band G





## Location:-

Pennsylvania

Pennsylvania is a long-established hamlet located near Cold Ashton, East of Bristol and near Bath. A Spar shop operates from the garage which is a short walk away. There are village stores and amenities a short drive away in Marshfield, nearest supermarkets in Bath and Chipping Sodbury together with Waitrose supermarkets. Convenient access to both Bristol and Bath via the A46, and the motorway network M4J18 at Tormarton for easy access to Gloucester, London, the Midlands and beyond. Very well-reputed country pub/restaurants which are all within a 4 minute drive in Marshfield, Doynton, Wick, Hinton and Tolldown.

## Further details:-

Council Tax band: tbc

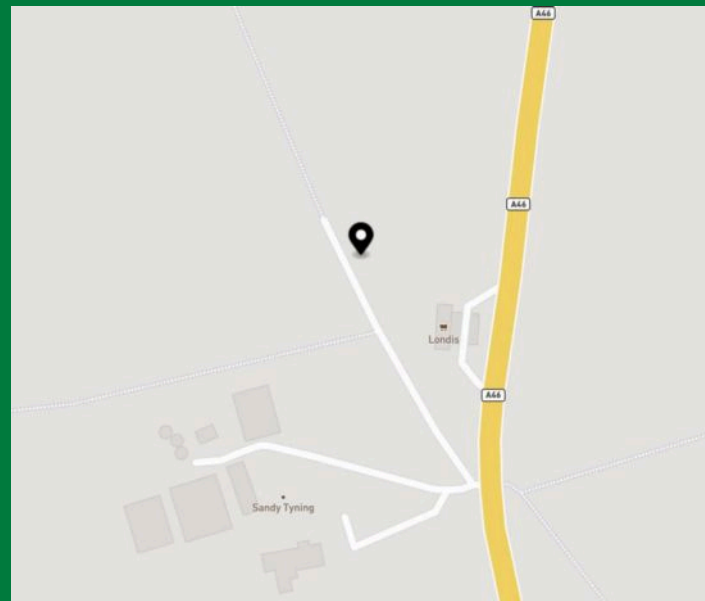
Tenure: Freehold

EPC Energy Efficiency Rating: G

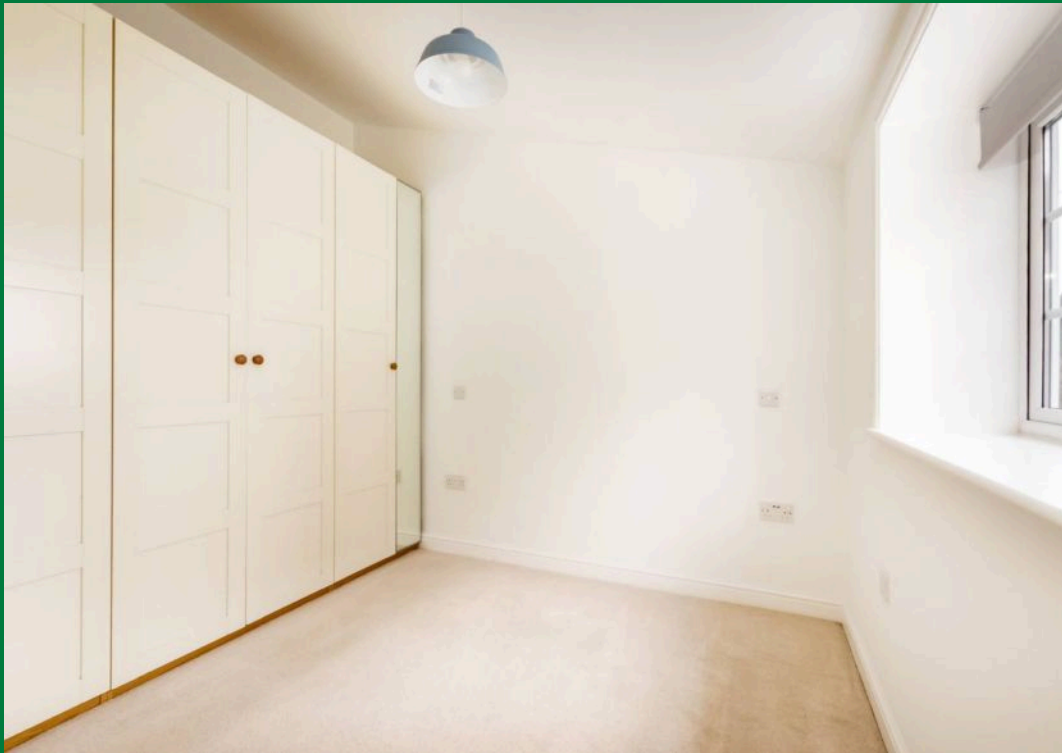
LPG gas central heating, Double Glazed

Private drainage system shared with next door

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>61</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>18</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



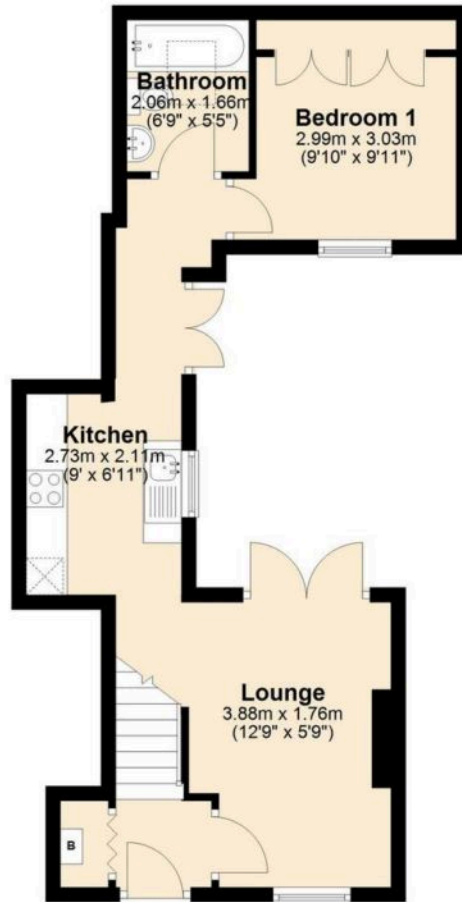




You can include any text in the offer section by modifying upon generating your brochure.

### Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



### First Floor

Approx. 14.5 sq. metres (156.3 sq. feet)



Total area: approx. 47.0 sq. metres (505.9 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

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The Grange, 73 Broad Street, Chipping Sodbury  
South Gloucestershire, BS37 6AD

**01454 321339**

[www.countryproperty.co.uk](http://www.countryproperty.co.uk)  
[enquiries@countryproperty.co.uk](mailto:enquiries@countryproperty.co.uk)