



Jessamine Cottage
Iron Acton

Guide Price £449,950



Jessamine Cottage

Dyers Lane, Iron Acton, BS37 9XW

Pretty detached cottage amidst semi-rural surroundings, off a small country lane. This unique 3 bedroom property has been a happy family home for over 50 years and now it's time for a new generation to enjoy a bit of peace and quiet - which it offers in spades. Glorious unspoiled views over surrounding fields to the front and rear are visible from most rooms plus garden - together with the privacy of no close neighbours. Converted as it is from a former life as the village School House, the property has been nicely maintained and upgraded, now featuring a Wren fitted kitchen, condensing Worcester boiler, and pleasant decor throughout. Inside, there is a spacious living room with log burner and picture window, kitchen, downstairs cloakroom, 3 bedrooms and shower room. Outside, a single garage sits to one side, leading on to a beautifully tended lawned garden - a gardeners' paradise, with a wide range of flowering shrubs, mature trees and hedgerows, summer house to watch the impressive sunsets, and a productive greenhouse. To the other side we find off road parking for up to 4 cars. Despite the non-estate location, the pubs, school and community of Iron Acton Village are within a short drive or 15 minutes' walk.

- Charming Detached Cottage
- Viewpoints Over Fields
- 3 Bedrooms, Shower Room
- Separate Utility & Downstairs Cloak
- Glorious Garden
- Garage And Driveway Parking
- No Onward Chain
- Energy Efficiency Band tbc





Location and Situation:-

Iron Acton

This property is located in the Green Belt parish of Iron Acton, about half a mile to the North of Iron Acton village, a Conservation village surrounded by Green Belt. It is a very popular and well regarded village of historical interest with church, two pubs, Parish Meadow with access to Tennis courts, children's play area, Village Hall and a strong community atmosphere. There is also a very well respected Primary school in the village. Iron Acton is located a few miles from Winterbourne, and the shops and supermarkets of Chipping Sodbury and Yate. The M5 (J14) and M4 (J18) plus Bristol Parkway and Yate rail terminals are all within a few miles drive.

Further details:-

Council Tax band: E

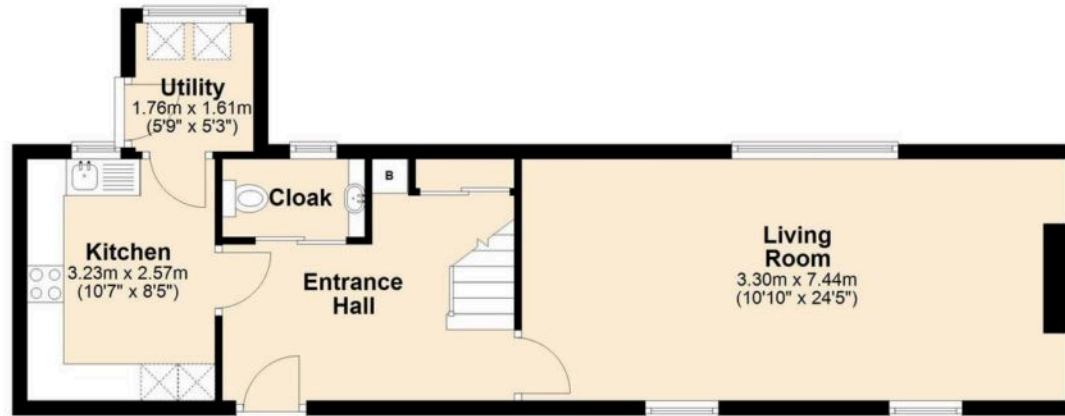
Tenure: Freehold





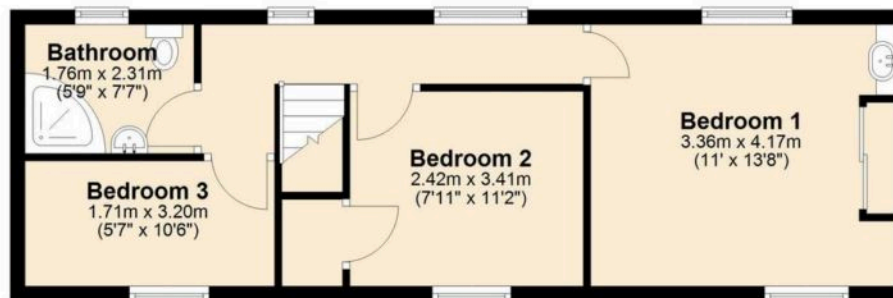
Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 95.2 sq. metres (1025.1 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.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk