



Myrtle Cottage, Cotswold Lane  
Old Sodbury

£550,000



# Myrtle Cottage Cotswold Lane

Old Sodbury, Bristol, BS37 6NE

Charming detached stone cottage set in a peaceful location within the village. Enjoying South-Westerly facing gardens with sun room and an integral garage, Myrtle cottage has been a happy home for many years but now is the time for it to pass to new custodians. Exuding a timeless appeal with many character property features throughout, the property is tidy, but in need of some modernisation. Spacious rooms comprise lounge, dining room, kitchen breakfast room, downstairs cloakroom, galleried hall, 3 double bedrooms and 'jack-and-jill' bathroom. Outside, the gardens are laid to lawn with attractive flower beds and borders over three distinct areas, with mature hedges providing privacy. The sun room sits adjacent the property with uPVC windows and doors, perfect to catch the evening sun. The upper garden could be restored as a vegetable garden or private lawned area. There is off-street parking for two cars on the driveway plus another in the garage. It's rare to have a central village cottage property with such promise and potential scope for extension, as desired.

- Character Cottage
- 3 Double Beds 3 Receptions
- Detached Stone Built
- Oil Central Heating
- Scope for Potential Extension
- Garage and Off Road Parking
- Energy Efficiency Band E
- No Onward Chain



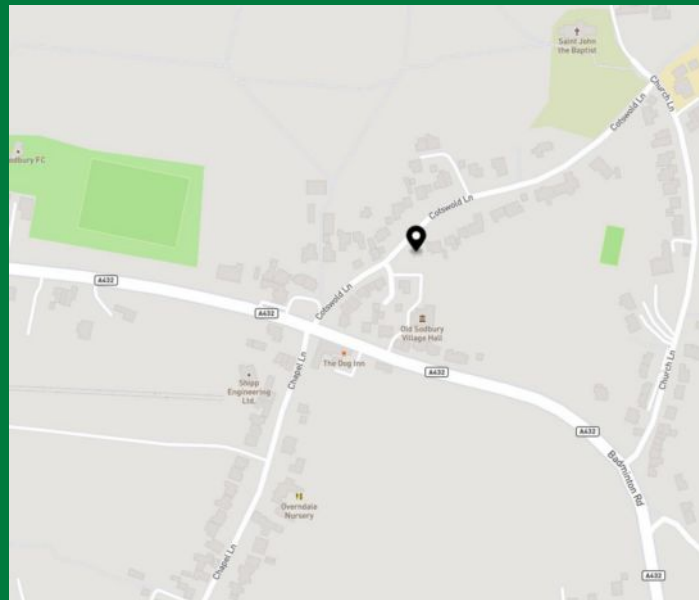


## Location and Situation

### Old Sodbury

Old Sodbury is a well respected country village nestled on the edge of the Cotswolds Escarpment. All within a short walk of the property is the local primary school, filling station with small store, church, The Dog pub restaurant, and daycare nursery. The village has a strong identity and community, with various events organised throughout the year at the village hall and on the playing fields. There are miles of rural walks through the lanes close by. A short 5 minute drive or bus ride into Chipping Sodbury brings further shops and stores, pubs, restaurants, schools, church, a thriving social community, clubs and societies, and Waitrose supermarket. For an even wider range of leisure facilities, supermarkets and larger shops, Yate Shopping Centre is a 7 minute drive.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92+) <b>A</b>                              |         | <b>79</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         | <b>45</b>                  |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England, Scotland & Wales                   |         | EU Directive<br>2002/91/EC |



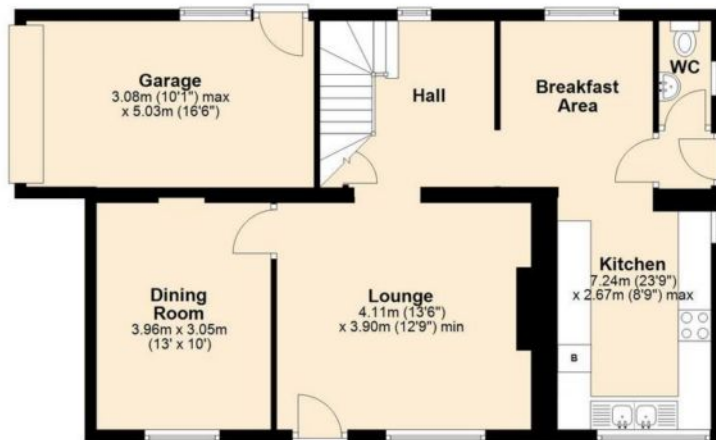
### Further details:-

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





**Ground Floor**  
Approx. 63.2 sq. metres (680.4 sq. feet)



Total area: approx. 120.3 sq. metres (1295.3 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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