



The Cottage Over Lane, Almondsbury, Bristol, BS32 4DF

GUIDE PRICE £695,000

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PROPERTY OVERVIEW

Dating back to circa 1650, this charming Grade II Listed family home offers a rare opportunity to own a piece of Almondsbury's history. The Cottage has evolved beautifully over the centuries, now providing approx. 1,870 Sq.Ft. (173.7 Sq.M.) of versatile accommodation that blends original period character with the comfort and practicality of modern family living.

The home opens through a solid hardwood door into a welcoming entrance hall with parquet flooring and a sense of warmth and craftsmanship that continues throughout. The dining room is triple aspect, filled with natural light and featuring a window seat overlooking the rear garden, exposed beams and wood flooring.

The L-shaped sitting room offers cosiness, with a wood-burning stove on a slate hearth, exposed beams, and space for both family relaxation and entertaining. The kitchen/breakfast/family room is the true heart of the home - a country-style space anchored by a Wedgewood Blue AGA, granite worktops, and generous room for dining and soft seating. French doors open directly to the sun terrace and gardens, creating an ideal layout for everyday living.

A utility/boot room provides practical entry from outdoors, with ample space for laundry, appliances, and storage - the perfect spot after walks or school runs. A cloakroom with W.C. completes the ground floor.

Upstairs, five bedrooms and two bath/shower rooms provide flexibility for families or those working from home. The principal bedroom enjoys triple-aspect windows and far-reaching countryside views, while bedroom five doubles as a study or nursery with charming exposed beams. The family bathroom features a freestanding claw-foot bath, while a separate shower room adds convenience for busy households.

Outside, the landscaped gardens enjoy a south-westerly aspect, ideal for afternoon and evening sun, with terraces for al fresco dining and a sweeping lawn backing onto neighbouring fields. Views stretch across open countryside toward the Severn Bridges and Portway Grounds. A detached garage/workshop and block pathed driveway provide excellent parking and storage.

Location

The Cottage sits within the peaceful hamlet of Over, on the edge of Almondsbury, one of South Gloucestershire's most desirable villages. The area offers a welcoming community, village shop, primary school, church, and the renowned Bowl Inn, all within easy reach.

There is excellent access to the M4 and M5 motorway networks, making the property ideal for commuters to Bristol, Bath, or the Midlands. Cribbs Causeway (approx. 1.5 miles) provides major retail and leisure facilities, while Thornbury and Easter Compton Farm Shop offer additional amenities.

Schooling options are outstanding, with both Almondsbury Primary and Marlwood Secondary nearby, and leading independents such as Tockington Manor, Clifton College, and Badminton School all easily accessible.

Offering charm, practicality, and exceptional rural views, The Cottage represents the best of country living within striking distance of the city.

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KEY DETAILS

- Grade II Listed Detached Character Cottage
- Approx. 1,870 Sq.Ft. (173.7 Sq.M.) Plus Garage/Workshop (252 Sq.Ft.)
- Beautifully Balanced Blend Of Period Character & Modern Comfort
- Five Bedrooms Plus Study
- Detached Garage/Workshop
- Block Pathed Driveway For Three Cars

Guide Price: £695,000

Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

Vendors Onward Position:

No Onward Chain

EPC: E

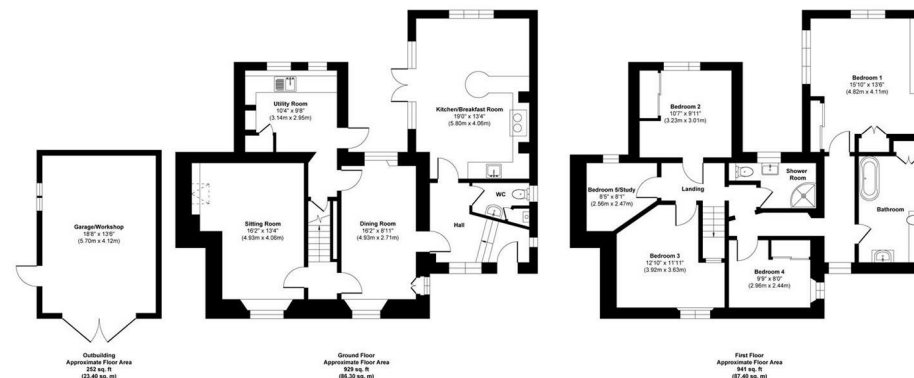
Viewing: By appointment only



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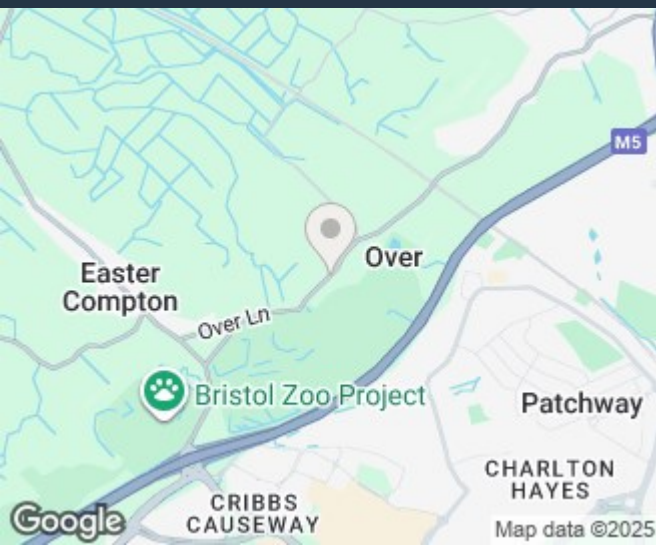
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Approx. Gross Internal Floor Area 2122 sq. ft / 197.10 sq. m (Including Outbuilding)

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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