



HENGASTON COTTAGE



Earthcott, Alverston, Bristol BS35

Once a Victorian cottage this lovely house with three bedrooms has been beautifully renovated to create a modern home. Some period features have been retained which add character and the property benefits from amazing countryside views. There is a driveway with two entrances, approximately 7 acres of land which include the mature gardens, making this property perfect for horse lovers or those seeking a small holding. There is existing planning consent granted for the garages to become a gym and office.























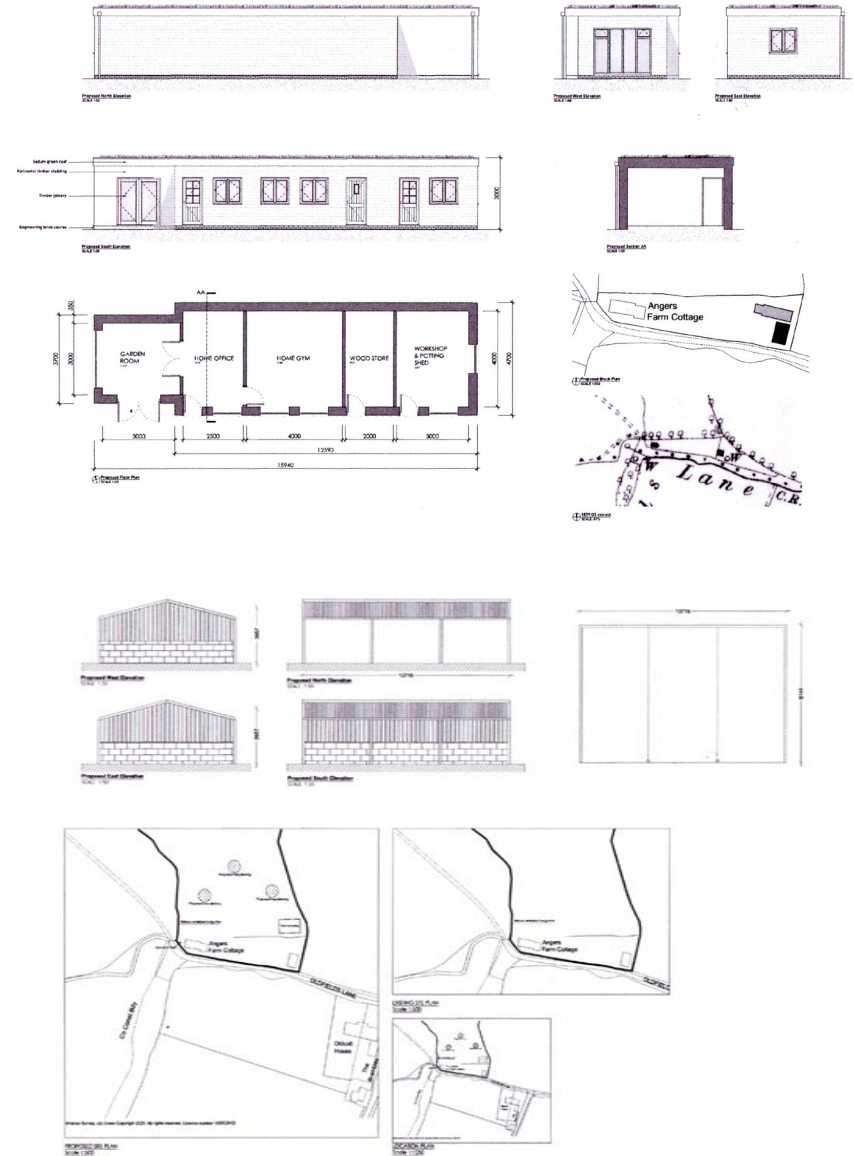






Approved Planning

Garage at the end of the garden at the first drive entrance.



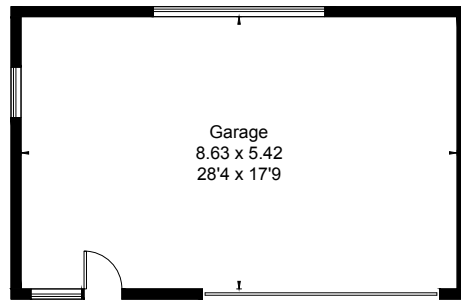


Location

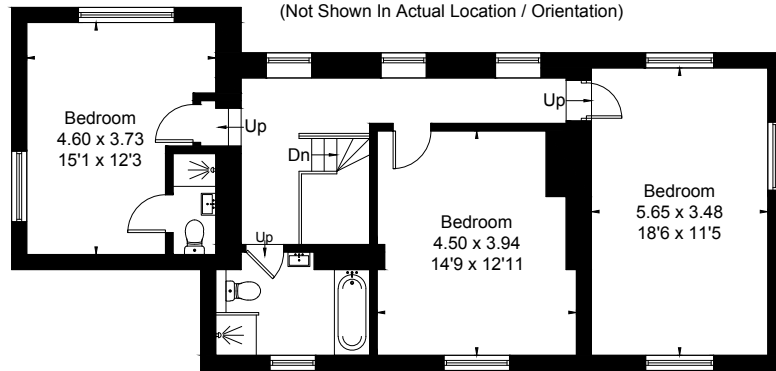
This lovely home is perfectly placed for access to the motorway network, Cribbs Causeway and Bristol city centre. The bustling market town of Thornbury is within a 2 mile drive with an extensive range of shops, restaurants and pubs. There is a good choice of both private and state schools in the area. The former include Tockington Manor, Silverhill, Westonbirt, Wycliffe and the various schools in Bristol such as Redmaids High, Clifton College and Badminton School. Sporting venues include "The Wave" surf lake, championship golf courses, tennis clubs and many equestrian events including Badminton Horse Trials and Beaufort Polo grounds. The main regional centre is Bristol, about 8 miles to the south via the A38, while the beautiful city of Bath, with its superb architecture, history and shops, is 18 miles via the M4. Cheltenham, Gloucester and Swindon are also within easy daily commuting distance. Communications are excellent. Junction 16 of the M5 is 3 miles drive. Bristol Parkway station is 3.7 miles, from which there is a direct fast rail services to London Paddington taking 1 hour 17 minutes and the Severn Crossing is just 3.7 miles. Bristol Airport is 20 miles.

Patchway Patchway - 3.5 miles • Yate Yate - 3.7 miles • Bristol Parkway Bristol Parkway - 3.7 miles

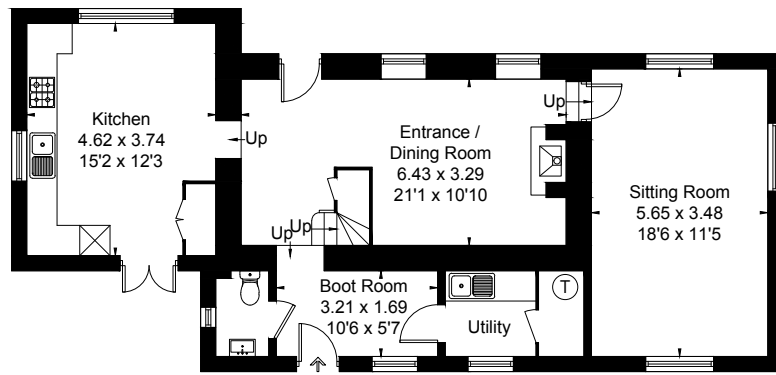
Approx. Gross Internal Area
 = 156.8 m² / 1688 ft²
 Garage = 46.7m² / 503 ft²
 Total = 203.5m² / 2191 ft²



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Earthcott, Alverston, Bristol BS35

Local Authority **Bristol City Council**

- Entrance/Dining Room
- Sitting Room
- Kitchen
- Utility and Boot Room
- Master Bedroom with En Suite
- Two Further Bedrooms
- Family Bathroom
- Garage
- Council Tax Band: F
- EPC Rating: C



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

LONDON OFFICES

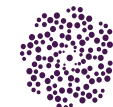
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