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PEOPLE & PROPERTY



Holly Cottage,
9 North Street, Nailsea,
North Somerset

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Offers in the region of £549,950 – Freehold

An enchanting double fronted period cottage thought to date from the late Georgian era, located in the conservation area in the 'old village' of Nailsea and offering an extensive garden and very attractive 3 double bedroom, 3 bathroom accommodation that is remarkably spacious. There is a basement level study, charming ground floor rooms, two first floor double bedrooms, one having a shower room en suite, a generous family bathroom and a delightful second floor principal bedroom suite with a further bathroom.

This historic semi detached home is enriched with a variety of character features including an impressive fireplace in the living room complete with a wood burning stove. Plank doors with Norfolk latches, exposed beams and floorboards add to the charm of the property and a number of the windows include original style shutters.

Where renovations have been carried out, care has been taken to ensure that the new works blend with and enhance the style of the cottage creating a very comfortable home that offers superb space and a lovely atmosphere set in one of Nailsea's oldest lanes.

There are local amenities close by in North Street and Hannah More Road, while the town centre is around a 15 minute walk away with Nailsea offering a wide range of facilities. There are large Waitrose and Tesco supermarkets, a pedestrianised shopping centre, two health centres, a leisure centre with a Gym and a good selection of pubs, cafes and places to eat.



The Accommodation:

A classic gabled porch open to a further half glazed door that leads to a spacious double aspect living room that spans the full width of the cottage.

A pair of low sill sash windows with shutters allow an outlook to the front and there is a smaller window again with shutters to the side.

The dining area is visually separated from the sitting area by the rich polished boarded floor and doors open to both the staircase to the first floor and another staircase that descends to the basement level study.





In the sitting area the exposed local stone chimney breast and fireplace frames a wood burning stove that adds even more character and a dairy style plank door leads through to the kitchen.

The kitchen is equipped with a range of wall and floor cupboards and offers ample appliance space. The outlook from here is to the rear garden and an open doorway set in and exposed stone wall leads through to a lean to conservatory that the present owners tell us that they love to sit in or head out to the private gravelled terrace with the lawn stretching away beyond.

A door also opens to a cloakroom- utility room with a WC, plumbing for a washing machine, wall cupboards and a Vaillant combi boiler.



The preset owners, a professional couple each has a study - office at home, one using the third double bedroom and one using the basement level cellar with high speed broadband available throughout the cottage.

Heading to the first floor there are two bedrooms, both double rooms with the larger room currently used simply as a dressing room with a shower room en suite and a wall to wall range of fitted wardrobes.

The bathroom on this floor is exceptionally spacious with built in linen storage, a low window, feature boarded floor and a traditional white suite comprising a bath with shower over, a close coupled WC and wash basin.

A second staircase rises from the landing to the second floor.



On the second floor, the attic level principal bedroom is another charming room that again spans the full width of the cottage with sloping ceilings having roof windows, exposed beams and an open plan bathroom complete with a slipper bath set next to a window where you might enjoy sunset views.

Outside:

To the front, a gravelled area provides a parking space with a path and gate to the side leading to the rear where a gravelled terrace adjoins the conservatory with a wood store to one side. The terrace enjoys complete privacy largely due to the cottage to the right having no windows to the rear!

An arbour, flanked by a series of shrubs and bushes opens to the lawn that stretches away from the cottage for a considerable distance to the south. Well stocked mature borders are arranged around the lawn and at the bottom of the garden a stone built outbuilding with power connected is suitable for a variety of uses including a workshop hobbies area. There is also a greenhouse, and a timber garden shed, again with power connected.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Gas fired central heating through radiators with a Vaillant combi boiler. Hi speed broadband services are available and Cable broadband TV. etc. is available in North Street.

According to the energy performance certificate, the living accommodation extends to 127sq.m - 1367sq.ft

Council Tax Band D.

Energy Performance:

The cottage was assessed for energy efficiency in October 2015 at Band E-40.



Photographs:

See more images on our web site at
www.hbe.co.uk

Construction:

The cottage is traditionally constructed.

Mortgages & Finance:

There is a bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it.

Viewing:

By appointment with **HENSONS**
Telephone: 01275 810030



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