



Robin King | Estate Agents

Framers Cottage, The Batch - BS40 7AH
£475,000

Framers Cottage

The Batch, Bristol

Beautifully presented, renovated 3-bed red-brick semi-detached cottage in Rickford village with stunning rural views. Spacious open-plan living, wood burning stove, ensuite principle bedroom and low-maintenance garden. No onward chain.

Council Tax Band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Mains Water and Electric. Private Drainage

- Approx. 1141 Sq Ft of Flexible Accommodation
- Large Open Plan Living Space
- 3 Good Sized Bedrooms, One With En-suite
- Elegant Family Bathroom
- Charming Enclosed Low Maintenance Rear Garden
- Parking For 2 Cars
- Stunning Rural Setting
- Within Catchment For Churchill Academy & Sixth Form
- Easy Access To Yatton Railway Station, M5 and Bristol Airport
- NO ONWARD CHAIN





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This beautifully presented three-bedroom, semi-detached red-brick cottage offers a peaceful retreat with breathtaking rural views. Formally, home to a well-established artist and picture framer the cottage is rich in history.

The current owners have recently completed an extensive renovation, including a stylish new kitchen and bathroom, as well as a full redecoration in neutral tones throughout. The result is a charming, ready-to-move-in home.

A welcoming front door, approached via stone steps, opens into a spacious hallway, setting the tone for the property. The large, open-plan kitchen, dining, and living area spans the entire rear of the house, with three sets of french doors and dual aspect windows allowing the room to be flooded with natural light. The kitchen features integrated appliances, including oven and hob, fridge, freezer, and dishwasher, while the living space boasts a cosy wood-burning stove.

The ground floor also features a convenient cloakroom, utility area, and under-stairs storage, offering ample space for coats and shoes.

Upstairs, the generously sized principal bedroom benefits from a luxurious ensuite shower room and stunning countryside views. There is an additional double bedroom and a spacious single bedroom, both enjoying lovely rural vistas. A family bathroom with a bath and overhead shower completes the first floor.

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French doors from the living space lead out onto a patio and garden with raised beds, providing greenery and color with minimal upkeep, perfect for al fresco dining and entertaining. Beyond the garden lies a picturesque babbling brook, flowing from Rickford pond, forming a natural boundary and adding a natural feature to the low-maintenance outdoor space. Outside, the property also benefits from shared graveled off-street parking with the neighboring property.

Rickford, a highly photogenic hamlet in North Somerset, is home to a popular pub, a serene lake, and a stream set amidst the rolling Mendip Hills. Adjacent to the village of Burrington, Rickford offers access to one of North Somerset's most sought-after primary schools, as well as local church and social amenities. A broader range of shops can be found in the nearby villages of Blagdon, Churchill and Wrington. Secondary schooling is available in Churchill, Sidcot, and Wells. Bristol International Airport is approximately 5 miles away, with central Bristol just 13 miles. The M5 motorway is easily accessible, with Junction 21 (St George's) 9 miles away, and mainline railway services from Yatton (7.7 miles) provide a direct route to London Paddington in around 114 minutes.

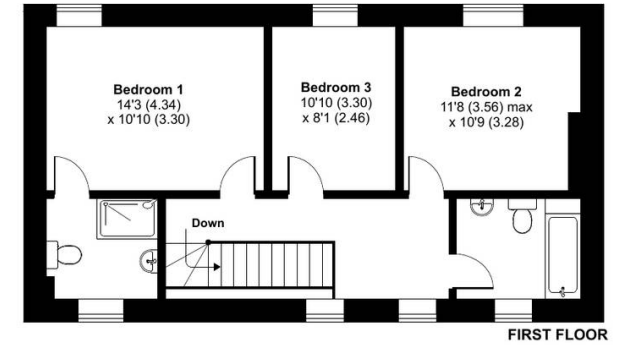
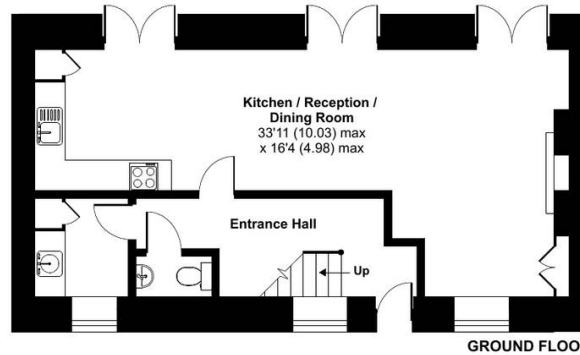
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/



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