



White Cottage Jasmine Lane

Claverham, Bristol

A superbly presented, characterful 4 bedroom detached country residence with ample parking, double garage and large outbuilding with development potential (STPP). Set in grounds approaching 2/3 acre in a delightful semi-rural location it offers convenient access to local facilities together with easy transport links to Bristol and beyond.

Council Tax band: F

EPC Energy Efficiency Rating: E

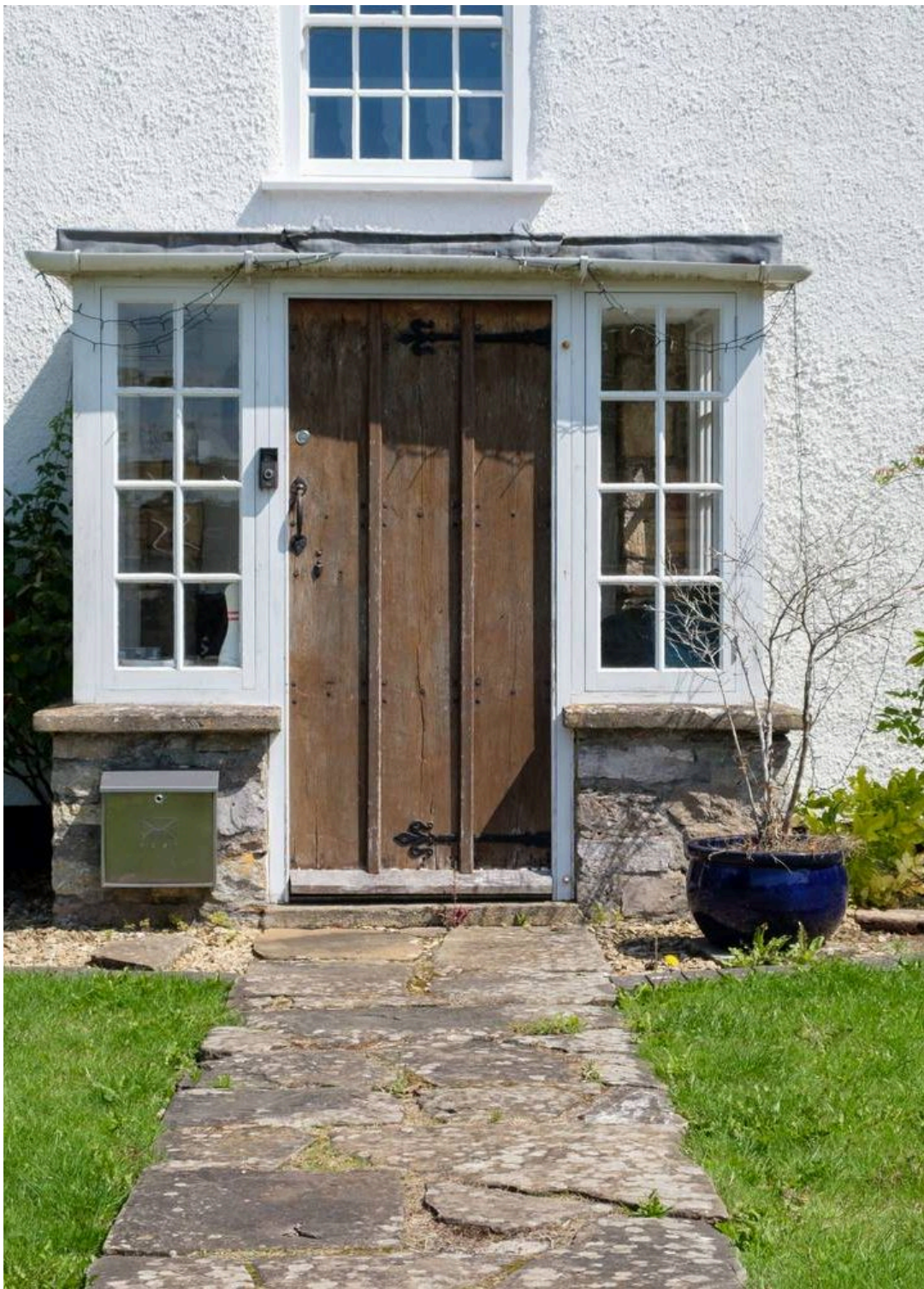
EPC Environmental Impact Rating: E

Services: Mains water, electricity and drainage, oil central heating

- Approx. 3,602 sq ft (inc. outbuilding) of beautifully appointed flexible accommodation
- Stylish kitchen/dining room finished to an exemplary standard
- Abundance of features including exposed stone walls, beams and fireplaces
- Delightfully landscaped garden of 2/3 of an acre
- Grade II listed building
- 2 reception rooms with feature fireplaces
- Charming rural location with spectacular long views
- Substantial (981 sq ft) stone outbuilding with development potential STPP
- Within catchment area for Backwell school
- Easy access to M5, Bristol Airport and mainline railway services







White Cottage Jasmine Lane

Claverham, Bristol

With parts dating back over 300 years, White Cottage is a substantial Grade II listed family home set in a wonderful semi-rural location, convenient for access to nearby amenities in the villages of Claverham, Yatton and Congresbury. Extended and enhanced over the years, White Cottage has been the subject of a comprehensive programme of refurbishment carried out with meticulous attention to detail. The result is well planned, flexible accommodation that successfully combines period features such as exposed beams, wooden floors and an inglenook fireplace with contemporary style and all the comforts of modern day living.

The property sits within a well-defined plot along Jasmine Lane, bordered by stone walls, mature hedges and is surrounded on all sides by beautiful countryside. The cottage is accessed via a generous porch that opens into the impressive double height entrance hall with exposed wooden beams and beautiful oak parquet floor that runs throughout much of the downstairs accommodation giving an immediate sense of period charm and space to the property. The spacious, dual-aspect sitting room to the right of the entrance hall is unexpectedly large for a cottage property, with character features such as wooden beams, exposed stonework, deep recessed windows and a large stone fireplace with a flagstone hearth and wood burner. Glazed doors open into another large triple aspect reception room with wonderful garden views, which is currently used as a playroom but could provide a downstairs bedroom, gym, office or snug.

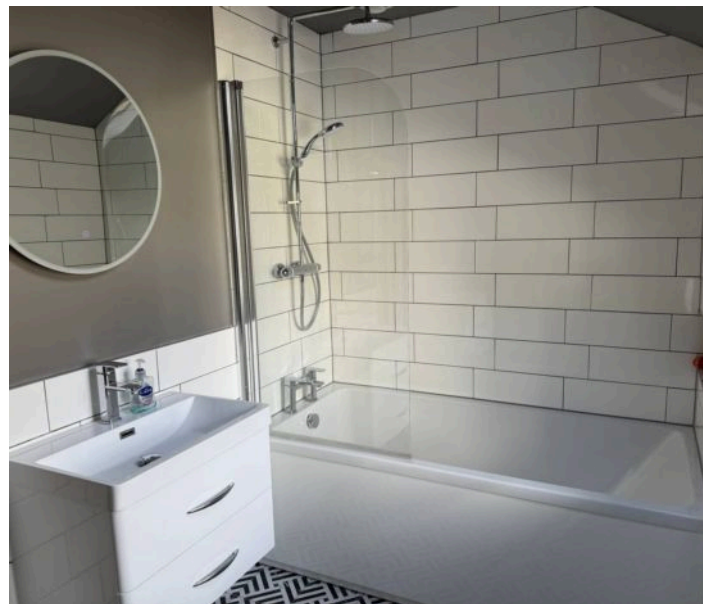
To the end of the entrance hall is a good-sized lobby area with a large storage cupboard to one corner and off is the stylish family bathroom with a bath with screened shower over and smart metro tiling. At the other end of the lobby is the very spacious utility/boot room with plenty of room for coats and outdoor equipment in addition to fitted storage, a sink, and space for a washing machine, tumble dryer and a (2nd) dishwasher.

The oldest part of the house is the dual-aspect room currently used as a snug, which could perhaps become a formal dining room. It features elegant oak parquet flooring, a huge stone inglenook fireplace with large wood burner and wonderful garden views through 2 sash windows.





A highlight of White Cottage is the capacious award-winning bespoke kitchen/dining room recently added by the vendors. Accessed by an impressive contemporary “floating” glazed extension that gives a fabulous sense of bringing the outside inside, this impressive triple aspect room has been designed with great care which is immediately evident from the high-quality finish and fittings. Sealed Italian limestone floor tiles with under floor heating combine with hand-built solid wooden base units with Chew Valley granite worksurfaces and ample storage including deep pan drawers and an illuminated larder cupboard. There is a deep butler’s sink, an integrated Siemens dishwasher, and space for a range-style cooker and an American style fridge/freezer. The large central island provides additional storage space with an integrated microwave and is mainly topped with a granite worksurface with an attractive walnut insert to one end where there is breakfast bar seating. Light pours through the many windows, including 3 remote-controlled electric Velux ceiling windows with automatic rain sensors. Two sets of French doors also provide wonderful light, and direct access to the gravelled/paved dining area – great for entertaining and alfresco meals.



Upstairs, the generous bedroom accommodation is arranged along a bright and airy “L” shaped galleried landing. To the right at the far end is a large dual-aspect double bedroom with a beamed ceiling and wonderful views through 2 sash windows, with a roomy shower room adjacent. To the left of the stairs are 2 more double bedrooms plus the spacious principal bedroom with an extensive range of fitted wardrobes and drawers and an en-suite shower room, with relaxing far-reaching views over the surrounding countryside.

OUTSIDE

The gardens and grounds are another highlight of White Cottage, laid mainly lawned, it also has a wide variety of mature bushes and trees including willow, apple (including a popular Somerset variety, Morgan Sweet) and a productive walnut, all bordered by established hedges and stone walling. A rhyne runs through the garden, providing a wonderful natural habitat, in addition to the relaxing sound of trickling running water and a sense of adventure provided by the 2 bridges: child safety is provided by neat picket fencing and a low wall. Adjacent to the house is a large gravelled/paved dining area beyond which is a level lawned area, wooden bin/storage areas and a generous kitchen garden. There is a double garage with a side door, in addition to a substantial (981 sq ft) 2-storey outbuilding that provides further opportunities for development, subject to the necessary permissions.

LOCATION

There is a primary school in Claverham and secondary schooling is available nearby at the highly regarded Backwell School. The nearby village of Yatton is within 2.5 miles and offers a fine range of shops, nurseries, schools and supermarket, plus a variety of social and recreational facilities along with mainline railway services to London Paddington - journey time from 114 minutes. Junction 20 of the M5 is within 6 miles and Bristol Airport within 6.6 miles. The countryside around offers many activities including riding, sailing, fishing, walking and there are several local golf courses.



White Cottage, Jasmine Lane, Claverham, Bristol, BS49

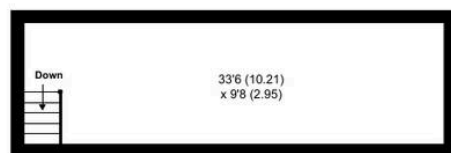
Approximate Area = 2621 sq ft / 243.4 sq m

Garage = 413 sq ft / 38.3 sq m

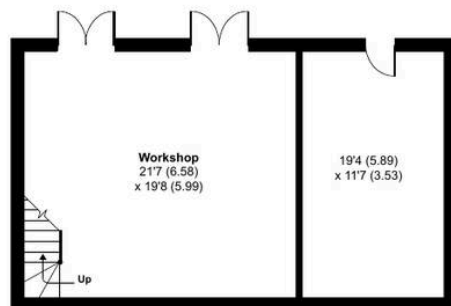
Outbuilding = 981 sq ft / 91.1sq m

Total = 4015 sq ft / 372.9 sq m

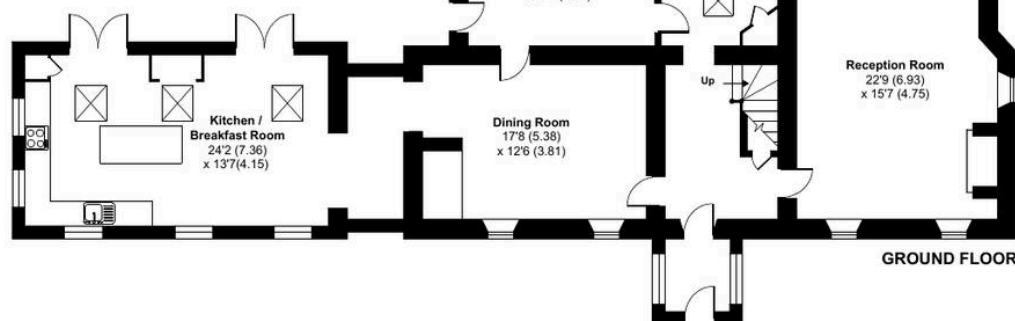
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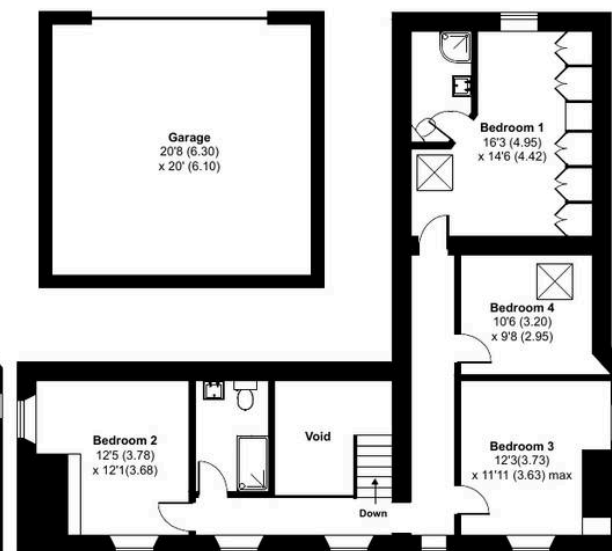
OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1265073

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