



Connells

Bacon House The Plain
Hawkesbury Upton Badminton



Property Description

Impressive, individual and inviting!! This charming and unique family residence blends character, Cotswold stone construction and fine feature with modern styling. Originally two cottages, this home is a true credit to its current owners who have sympathetically and meticulously conjoined the two into one sumptuous dwelling. The owners have retained two entrances and there is plentiful off-road parking plus storage sheds/workshop and wood store. Oak flooring, oil fired central heating, wood burners add that modern twist, whilst still observing a nod to the past. This all goes to make this home a super special place to be. To the main part of the property (Bacon House), a welcoming hallway invites you in: offset is a lovely lounge area in which to languish, enjoying dual aspect views into the charming garden and boasts a wood burner and feature part exposed stone walls. There is a downstairs shower room/utility and a centrally set stunning modern kitchen. To the first floor, there are three bedrooms, (two of which enjoy walk-in wardrobes), an extra feature is a stunning shower room. To the Bacon Cottage side there is a delightful dining and lounge area that shares the benefit of a feature stone framed wood burner. A spiral staircase gives access to two bedrooms and the bathroom. Centrally, an area with double doors faces out onto a beautifully appointed outside space, perfect for al-fresco dining or relaxing in. There is a conservatory (currently used as a studio) and parking

Bacon House Side

Ground Floor

Entrance

Door with obscured glazed panel to front elevation. Oak flooring and coir matting entrance area. Open to lounge area plus giving access to downstairs shower room/utility, plus access to kitchen area and is also open through to Bacon Cottage areas.

Lounge Area

16' x 11' 10" reducing to 10' 4" (4.88m x 3.61m reducing to 10' 4")

Double glazed windows to front and side elevation, smooth ceiling with beam, oak flooring, staircase rising to first floor. Woodburner set upon hearth with feature stone surround, TV point, telephone point, part exposed feature stone walls and modern column radiator.

Downstairs Cloakroom/Utility

Double glazed window with obscured glazed panel to side elevation. Stone flooring, latch door, smooth ceiling, wash hand basin with mixer tap, low level WC, shower cubicle with rainfall shower over and further shower attachment, space and plumbing for washing machine and tumble dryer, cupboard housing hot water system and modern column heated towel rail.

Kitchen

13' 10" x 8' 11" (4.22m x 2.72m)

Double glazed window with obscured glazed panel to rear elevation. Smooth ceiling, feature sink/drainers plus additional sink, oak worktops, bespoke modern fitted kitchen with integrated appliances to include; dishwasher, cooker and induction hob. Feature backstands, two warming drawers plus steamer and integrated microwave, two fridges, freezer, wine cooler and chrome heated towel rail.

First Floor Landing

Stairs rising from ground floor, smooth ceiling and doors leading to bedrooms and shower room.

Bedroom One

10' plus built-in wardrobe x 8' plus door recess (3.05m plus built-in wardrobe x 2.44m plus door recess)

Double glazed window to front and rear elevation, latch door, wood flooring, smooth ceiling, walk-in wardrobes, built-in cupboard and radiator.

Bedroom Two

11' 7" x 8' 3" max (3.53m x 2.51m max)

Double glazed window to side and rear elevation, latch door, built-in wardrobes, TV point, wood flooring and radiator.

Bedroom Three

9' 3" x 7' 1" (2.82m x 2.16m)

Double glazed window to side elevation, latch door, wood flooring and radiator. (Currently being utilised as a study)

Shower Room

Double glazed window to rear elevation, smooth ceiling with recessed spotlights and extractor fan, feature tiled flooring and walls, Jack and Jill style wash hand basins with feature taps, steam and jet shower cubicle, Japanese style "floating" WC.

Outside Space

Courtyard garden boasting areas laid to block paving plus stone patio areas and an area laid to decorative chippings. Tree and shrub borders, dry stone walling, sheds/workshop/log store, outside tap, gated access points, electric charging point plus power. There is a delightful stone feature stile that links the two areas of access to Bacon House side onto Bacon Cottage entrance within this fantastic outside space. There are meandering walkways through patio areas and shrub and tree borders that are interspersed amongst this fabulous outside space providing areas in which to relax or to entertain.

Bacon Cottage Side

Ground Floor

Living / Dining Area

28' 11" x 12' (8.81m x 3.66m)

Double glazed door with obscured glazed panel to front elevation. Double glazed window to front and rear elevations (rear window has a reflective finish added), smooth ceiling with recessed spotlights and

beams, oak engineered flooring, partly exposed stone walls, Bessemer bean over a feature dual aspect woodburner with stone surround, spiral staircase rising to first floor, TV point, timber and glazed doors to conservatory, open to middle breakfast area that enjoys garden access, modern radiator.

Breakfast Area

This room is set between Bacon Cottage and Bacon House and provides a wonderful space with tiled flooring, smooth ceiling plus fusebox. A lovely place in which to meander through to each side of the property or sit and observe the garden or venture out via the double glazed french doors to enjoy breakfast, coffee or more.

Conservatory

Timber and glazed doors from Bacon Cottage side, double glazed door to front elevation and windows to front, side and rear elevations. Sink, glazed roof and modern style radiator.

First Floor Landing

Stairs rising from ground floor, airing cupboard housing boiler, smooth ceiling and doors leading to bedrooms and bathroom.

Bedroom One

12' 7" x 9' 2" plus door recess (3.84m x 2.79m plus door recess)

Double glazed windows to front and side elevations, smooth vaulted ceiling and modern column radiator. (restricted head height).

Bedroom Two

11' 11" x 9' 1" plus door recess (3.63m x 2.77m plus door recess)

Double glazed window to front and side elevation, latch door, beams, smooth vaulted ceiling, radiator plus wall mounted electric heater.

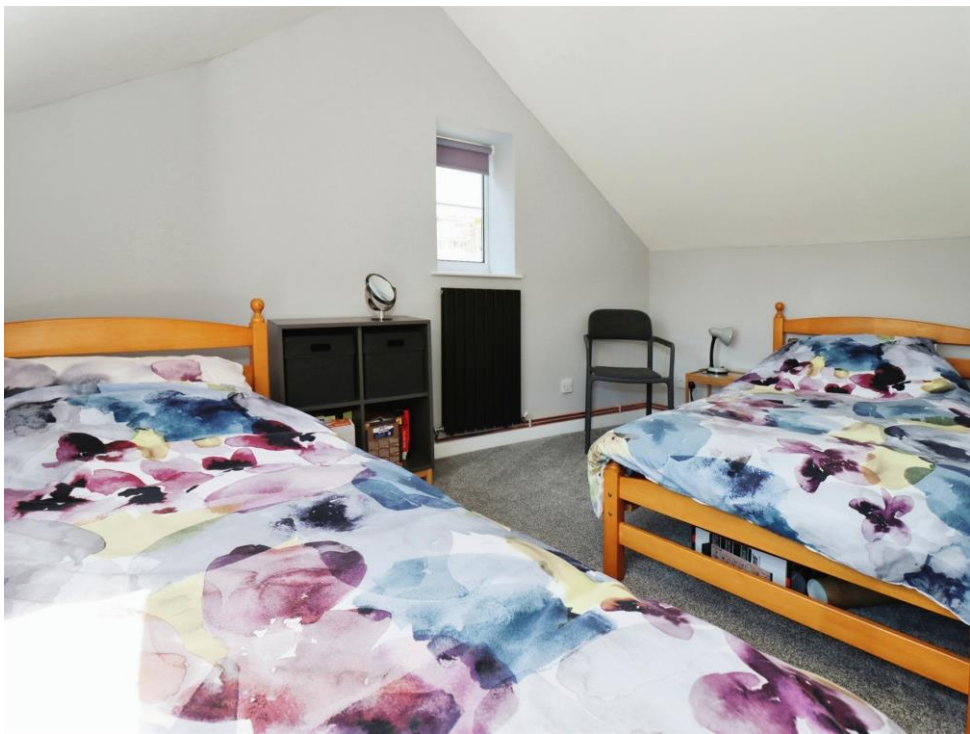
Bathroom

Double glazed Velux window to rear elevation, panelled bath with mixer taps and shower over, wall mounted wash hand basin with mixer tap, WC, tiled walls and modern column radiator.

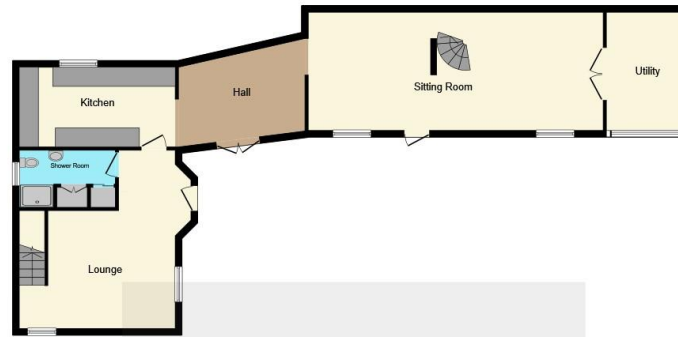
Outside Space

Stone patio area with access via a feature stile to the Bacon House side. Gated access leading to off road parking, shed and outside tap.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: F

Tenure: Freehold

view this property online connells.co.uk/Property/YAT307723



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT307723 - 0005