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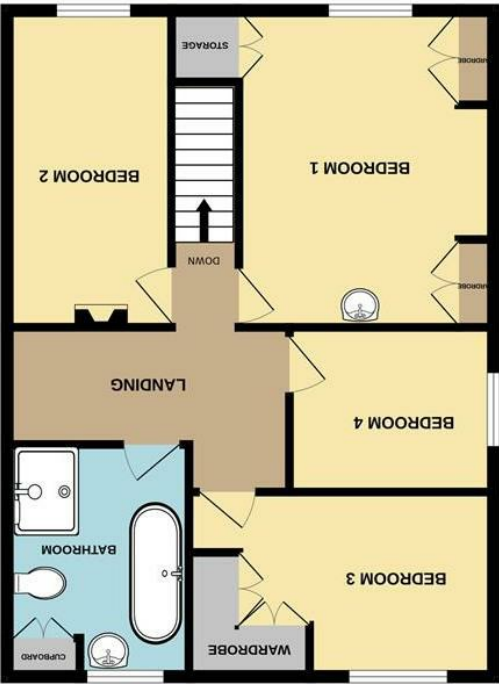
Don't forget to register and stay ahead
of the crowd.

The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given in guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



GROUND FLOOR



1ST FLOOR



Council Tax Band: C | Property Tenure: Freehold

RARE TO THE MARKET, THIS SUBSTANTIAL PERIOD HOME IS SURE TO PROVE POPULAR! Built in 1924 the property is located on High Street in the picturesque Village of Wick. On the fringes of Bristol and Bath it enjoys far reaching views from the front elevation and is surrounded by open countryside including Golden Valley Nature Reserve. The property sits in a generous and private plot surrounded by mature gardens and boasting many period features including open fireplaces, thick stone walls and tall ceilings, making it an ideal home for those looking for a touch of history. Cosy and full of rustic charm there is a wealth of accommodation to utilise and enjoy. Upstairs are 4 well proportioned bedrooms leading of a sizable landing that is almost a room in itself, and a gorgeous 4 piece bathroom with oversized free standing bath and walk in shower. To the front of the property are 2 receptions to the left and right of the entrance hall. The sizable 'L' shaped kitchen diner is the central hub of the home and off the rear lobby you'll find the utility room with WC and sun room in which you can sit and enjoy the garden on a rainy day! One of the standout features of this property is the parking provision - with gated driveway parking for up to 5 vehicles and an oversized single garage (which could be extended to a double garage subject to planning consents), parking will never be an issue when hosting gatherings or returning home after a long day. Overall, this property offers a wonderful opportunity to own a piece of history in a vibrant community. Don't miss out on the chance to make this charming house your new home!

Entrance Hall

3'9" x 2'11" (1.15 x 0.91)
Canopied porch with tiled entrance, wooden front door with single glazed glass panel, single glazed window above, high level cupboard housing fuse board.

Lounge

14'2" x 11'5" (4.34 x 3.49)
Double glazed window front, radiator, wall lights, dado rail, built in display cabinet, feature fireplace with open fire and tiled hearth.

Family Room

14'0" x 10'4" max (4.27m x 3.15m max)
Double glazed window to front, radiator, under stairs storage

cupboard, feature open fire with stone hearth.

Kitchen

15'8" x 10'4" (4.78m x 3.15m)
Double glazed window to rear, radiator, wood panelling to walls, range of wall and base units with solid wood worktops over, built in wine rack, inset Belfast sink with taps over, free standing electric cooker, recess with cupboard front for dishwasher, recess with double cupboard front for tall fridge/freezer, island/table with tiled top.

Dining Area

10'9" x 10'1" (3.29 x 3.08)
Open to kitchen, radiator, single glazed window to 2nd reception room.

Rear Lobby

5'9" x 4'9" (1.76 x 1.46)
Double glazed window to sun room, radiator.

Utility Room/WC

4'8" x 4'8" max (1.44 x 1.43 max)
Double glazed obscure window to rear, extractor fan, radiator, range of wall and base units with worktop over, recess and plumbing for washing machine, cupboard housing gas combi boiler, surface mounted circular sink with mixer tap, WC.

Sun Room

8'11" x 7'5" (2.73 x 2.28)
Double glazed windows to sides and rear, double glaze skylight, double glazed door with double glazed side panel to rear garden, spot lights, radiator.

Landing

7'3" x 5'1" max (2.21m x 1.55m max)
Radiator.

Bedroom 1

14'2" x 10'6" (4.32 x 3.22)
Double glazed window to front, radiator, dado rail, recessed vanity area over stairs with light and low level cupboard, built in wardrobes, pedestal wash hand basin.

Bedroom 2

14'3" x 7'2" max (4.34m x 2.18m max)
Double glazed window to front, radiator, built in wardrobe, feature fireplace with tiled hearth.

Bedroom 3

8'5" x 13'3" (2.57 x 4.06)
Double glazed window to rear, radiator, built in wardrobes.

Bedroom 4

9'2" x 7'4" (2.8 x 2.24)
Double glazed window to side, radiator.

Bathroom

10'4" x 7'11" (3.17 x 2.42)
Double glazed obscure window to rear, extractor fan, spot lights, heated towel rail, built in storage cupboards, oversized freestanding bath with with mixer tap and hand held shower, walk in shower, pedestal wash hand basin and WC.

Driveway Parking

Electric double wooden gates open out to give access to the brick paved driveway leading to further stone chipped parking area providing parking for up to 5 cars. Step down to slate path and gated access to rear garden.

Garage

Oversized single garage with electric roller door, single glazed window to rear, light, power, work benches and wall mounted electric heater, personal door to rear garden.

Front Garden

Mainly laid to lawn, enclosed by low level wall and fur trees to front, and fencing to sides, steps to gated stone chipped garden path to front door and driveway, flower bed borders with mature trees and shrubs to give privacy, security light.

Rear Garden

Mature gardens, enclosed by fencing, mainly laid to lawn with raised flower bed to rear, and flower beds to side, brick paved seating area with low level wall, path leading to side door into garage and side access gate to driveway parking, outside tap, wall lights, apple and pear trees, shed.

