

# whiteley helyar



1,763 ft<sup>2</sup>



3 bedrooms



2 bathrooms



garage &  
driveway parking

Guide Price                      £700,000

Elm Cottage, Burnett, Keynsham, Bristol, BS31 2TF



A beautifully presented and deceptively spacious period property within this sought after village location. This delightful property believed to date back to around 1850, retains a number of charming features such as feature fireplaces, exposed timbers and stone flooring and benefits from a wonderful South facing garden backing farmland.

### ACCOMMODATION

entrance hall  
21ft dual aspect sitting room  
study  
dining room

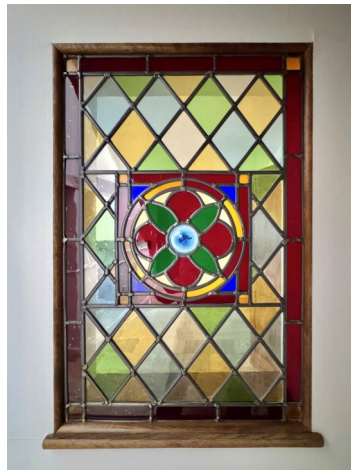
attractive fitted kitchen with door to the garden  
three double bedrooms  
family bathroom  
shower room  
integral garage

### EXTERNALLY

The property offers beautiful mature gardens, the rear garden, faces due south, is mainly laid to lawn and planted with an array of flowers, shrubs bushes and some fabulous trees to borders. directly to the rear of the house is a large enclosed patio providing wonderful space for entertaining with the addition of a pergola creating a great covered patio. To the front is a spacious gated driveway again thoughtfully planted to borders providing space to park several vehicles as well as access to the integral garage.

### LOCATION

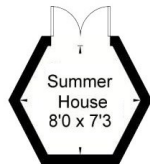
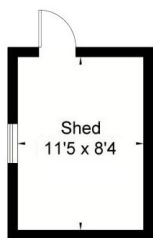
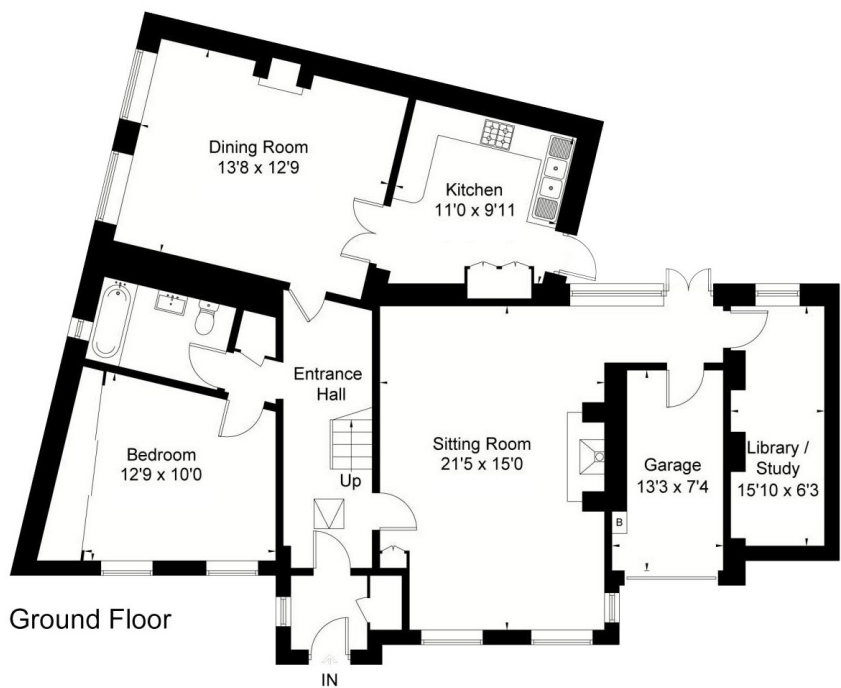
The village of Burnett located around 6 miles West of Bath. It is about 2 miles from Keynsham station with its frequent links to both Bath, Bristol Temple Meads, and onwards high-speed links to London (approx. 90 mins from Bath Spa) Keynsham offers a wide range of local amenities, shops and restaurants and is perfectly positioned for access to countryside walks.











(Not Shown In Actual  
Location / Orientation)



Energy Efficiency Rating		
Current	Potential	
A	A	24
B	B	
C	C	
D	D	
E	E	45
F	F	
G	G	
England & Wales		

Approximate Area = 163.8 sq m / 1763 sq ft  
(Excluding Shed & Summer House)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness

**Tenure:** Freehold  
**Council Tax:** 'F' - £3,187.73

