



**Stone Lane,
Bristol, BS36 1DJ**

PRICE: £575,000

Property Features

- Detached Cottage
- Views Over Frome Valley
- 2 Double Bedrooms
- Ensuite & separate Shower Room
- Detached Over sized Garage
- Off street Parking
- No Chain
- Sought after location

- **MUST BE VIEWED**

Full Description

A fantastic opportunity to purchase this extended detached cottage offered for sale in excellent condition with views over Frome valley. Internally the property offers 19' living room with wood burner. Kitchen with open plan dining room with delightful views to the rear. On the first floor the master bedroom has a dual aspect with an en suite with the guest bedroom having access to a separate shower room. Externally the property occupies a good sized plot with added benefit of an over sized garage. An early viewing is essential to appreciate all this fine home has to offer and the long reaching views.

Entrance Porch

Front door. Oval double glazed window. Door to:

Living Room

19'1" x 10'3" (5.82m x 3.12m)

Side aspect double glazed windows. Feature stone fireplace with inset wood burning stove. Stairs to first floor landing. Under stairs storage cupboard. Opening to:

Kitchen

10'3" x 10'3" (3.12m x 3.12m)

Garden aspect double glazed window. good range of work top surfaces with inset one and a half bowl sink unit with mixer tap. Range of base level cupboards and drawers. Matching wall mounted cupboards. Space for range cooker with stainless steel extractor over. Breakfast bar with wall mounted cupboards over. Part tiled walls. Plumbing for washing machine. Integrated dishwasher. Open plan to:

Dining Room

9'10" x 9'8" (3.00m x 2.95m)

Side aspect double glazed window. Radiator. Double glazed double opening doors to rear garden.

First Floor Landing

Doors to:



Master Bedroom

16'0" x 10'2" (4.89m x 3.12m)

Dual aspect double glazed windows. Radiator. Double glazed double opening doors with juliet balcony. Door to:



En suite Bathroom

Garden aspect double glazed window. White suite comprising Oval free standing bath with chrome effect tap and shower attachment. Modern wall mounted sink with splash back. Tiled corner double shower cubicle with wall mounted shower and curved glass screen. Low level W.C. Tiled flooring.



Bedroom 2

13'3" x 10'3" (4.04m x 3.12m)

Side aspect double glazed windows. Built in double wardrobe cupboards. Double radiator.

Shower Room

Tiled shower cubicle with wall mounted shower and glass screen. Wall mounted wash hand basin. Low level W.C. Opaque double glazed window. Heated Towel Rail.

Outside Front

Stone walling. Paved parking for several vehicles. Gated access to rear garden. Access to:

Over Sized Garage

Wooden door. Light and power. Personal door to:

Side and Rear Gardens.

With beautiful views over Frome Valley. Paved patio with dwarf walling. steps to well maintained lawn.

N.B.

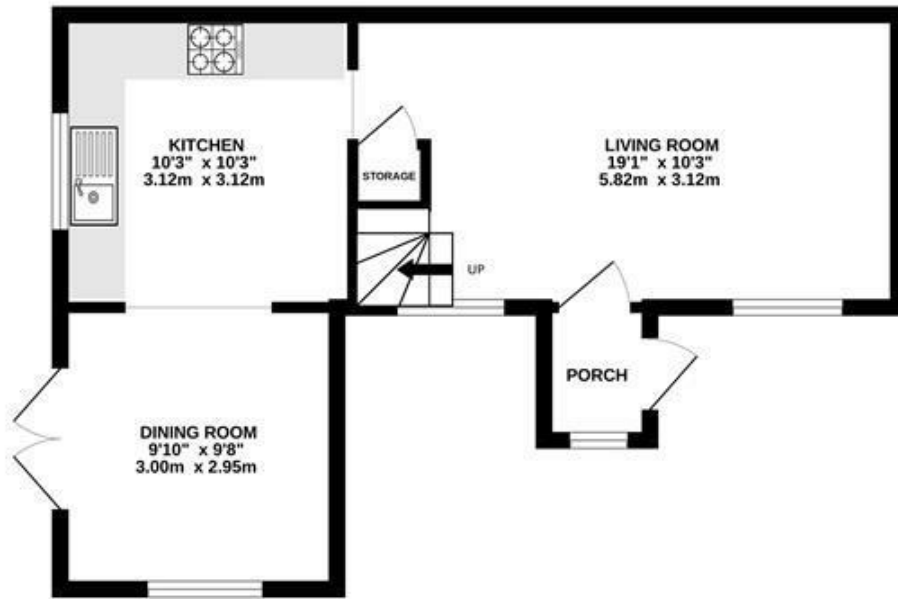
Planning permission has been granted for Conversion of detached garage to form residential annexe ancillary to main dwelling. Planning reference: PT15/3443/F



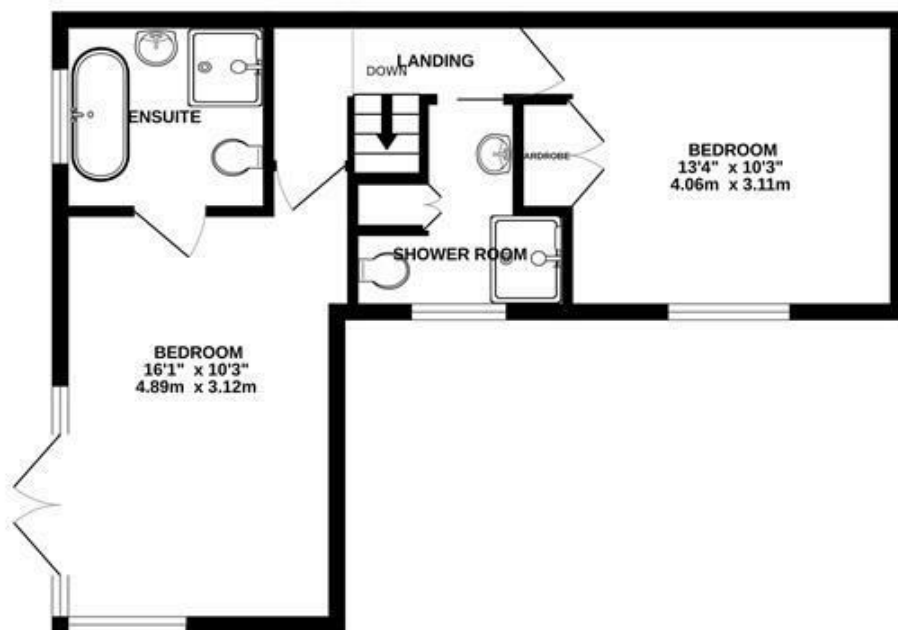
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements