



**Bury Hill,
Winterbourne Down, BS36 1AB**

**PRICE: Asking Price
£800,000**

Property Features

- Detached Character Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen.Dining Room
- Downstairs Shower Room
- Plot Approximately 0.43 acres
- Two Stables
- Idyllic Tucked Away Location
- Off Street Parking For Several Vehicles
- Potential for Extension (STPP)

Full Description

Entrance Porch

Two double glazed windows to the side, flag stone flooring, door to the Living room.

Living Room

20'6 x 12'2 (6.25m x 3.71m)

Two double glazed sash windows to the rear, double glazed sash window to the side, three radiators, feature fireplace with stone hearth and wood burning stove, stairs rising to the first floor landing, smoke detector.

Kitchen/Dining Room

20'6 x 11'2 (6.25m x 3.40m)

Two double glazed sash windows to the front, double glazed sash window to the side, fitted with a range of wall and base units with wooden work-surfaces over, tiled splash backs, space for fridge, space for 'Range' style cooker, integrated dishwasher, Belfast sink with mixer tap over, under stairs storage cupboard, tiled flooring, space for dining table, radiator.

Hall

Double glazed French doors to the rear, radiator, tiled flooring.

Reception Room/Utility/Gym Room

15'10 x 10'8 (4.83m x 3.25m)

Double glazed sash windows to the front and side, cupboard housing oil fired boiler, space for freezer, space for washing machine, tiled flooring, belfast sink, access to the loft space, storage cupboard.

Shower Room

Double glazed obscure window to the side, low level w.c., shower tray with shower over, ceiling spot lighting, pedestal wash hand basin, tiled splash-back, heated towel rail, extractor fan, tiled flooring.



Landing
Two double glazed windows to the sides, smoke detector.

Bedroom One
12'11 x 12'2 (3.94m x 3.71m)
Double glazed sash windows to the side and rear, two radiators, two fitted oak/oak veneer wardrobes with hanging space and shelving.

Bedroom Two
12'2 x 7'10 (3.71m x 2.39m)
Double glazed sash window to the rear, radiator, access to the loft space.

Bedroom Three
10'7 x 7'8 (3.23m x 2.34m)
Double glazed sash window to the front, radiator, large built in wardrobe with hanging space and shelving.

Bathroom
Double glazed obscure sash window to the front, free standing roll top bath with shower attachment over, pedestal wash hand basin, low level w.c., laminate flooring, part tiled walls, low level w.c., radiator, ceiling spot lighting.

Outside - Rear Garden
Sitting in a plot of approximately 0.43 acre, mostly laid to lawn, the area closest to the cottage consists of a gravelled area, side access, storage shed, greenhouse, summer house with power, feature nature pond, mature shrubs and trees, stone walling, lighting, path leading to the rear. The rear of the garden is fenced off and currently used as a paddock for live stock, enclosed by fencing mainly laid to lawn with mature trees and shrubs, two timber stables situated on a concrete base with lighting.

Front
Accessed via gates, gravelled area providing off street parking for several vehicles, lawned to the front with mature shrubs and trees, path to the front door, pedestrian gate and path leading to the front door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	71
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	

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 are 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