

## Clevedon Road, Tickenham BS21 6RT

Asking Price £640,000

- Grade II Listed Three Bedroom Semi - Detached Cottage
- Originally Dating Back To 1625
- Beautifully Presented Throughout
- Stylishly Rennovated By Current Owners
- Open Plan Fitted Kitchen
- Two Reception Rooms
- Generous Master Bedroom
- Family Bathroom
- Private South Facing Garden

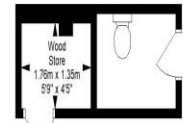
### SUMMARY

Brown Rock Cottage is a stunning Grade II listed three bedroom semi detached cottage which has been in the same family for almost forty years. The current vendors have stylishly and sympathetically renovated the property throughout with a Farrow & Ball heritage colour palette, introducing a modern kitchen and bathroom whilst keeping many original features such as exposed stone, wooden beams and impressive fireplaces. The accommodation is laid over two floors with the ground floor consisting of a modern fitted kitchen with a range of base and wall units with luxury laminate worktop over, island unit with storage below, ceramic sink, integrated appliances include double oven, four ring induction hob, dishwasher, microwave, fridge freezer and wine chiller. There is a cosy living room with wood burner and dining room with an original inglenook fireplace and large utility area. To the first floor the property offers a generous triple aspect master bedroom and two further bedrooms one with a single sink unit and the family bathroom completing the accommodation. The property enjoys far reaching views across the countryside to the Mendips in the distance. The accommodation offers flexibility with potential (subject to necessary consents) to convert part of the entire attached outbuilding.



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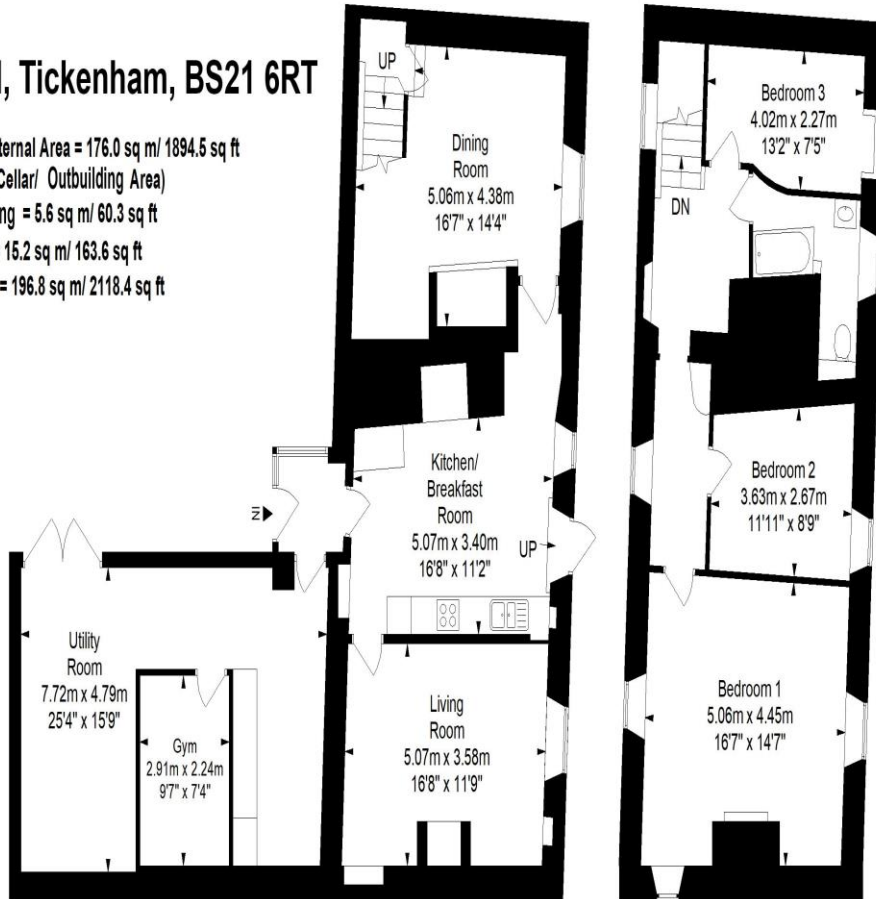
Approximate Gross Internal Area = 176.0 sq m/ 1894.5 sq ft  
 (Excludes Cellar/ Outbuilding Area)  
 Outbuilding = 5.6 sq m/ 60.3 sq ft  
 Cellar = 15.2 sq m/ 163.6 sq ft  
 Total Area = 196.8 sq m/ 2118.4 sq ft



Outbuilding



Cellar



Ground Floor

First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.  
 All Efforts have been made to ensure its accuracy at time of print



**Tenure**  
Freehold

**Council Tax Band**  
E

**Services**  
Mains Gas, water & electric

Clifton : 01179 744 766  
 Long Ashton : 01275 393 956  
 Southville : 01174 523 700

