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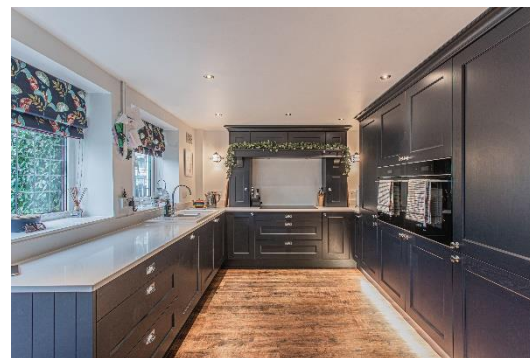
Brookside Cottage, 20/21 Engine Common Lane, Yate, Bristol, BS37 7PX

An outstanding, semi-rural family home offering extensive accommodation set within private, fabulous grounds including an annexe, an outdoor covered heated pool and a collection of outbuildings. A property sure to tick an abundance of requirements for all modern-day families!

Brookside Cottage is an impressive, detached property which has been under the same ownership for over 20 years. It sits centrally within its own well-maintained grounds that reach just shy of an acre and was believed to have been originally two cottages which have been joined, sympathetically extended and reconfigured to offer the superb family home it is today. The versatile and extensive accommodation extends to approximately 3,600sq.ft, and includes luxuries such as a games room, indoor leisure room, a master suite and four further double bedrooms.

### **The Property**

Internally the accommodation is commenced by a welcoming, tiled formal entrance hall which leads through to an inner hallway with a turned staircase rising to a galleried first floor landing. The first of the reception rooms is an inviting sitting room boasting numerous character features that include exposed beams, a bay window and the real focal point is a fireplace with a wood burner inset, perfect for those wintery days. A door from here leads into the recently updated kitchen/breakfast/family room which is a real hub of the home. There are contemporary wall and base units under a quartz worktop, as well as a breakfast bar peninsular and a fitted window seat that creates a super sociable space. All the expected integrated appliances can be found throughout the kitchen itself, including a wine fridge, double oven, full sized fridge and freezer, dishwasher and an induction hob. A door from here leads out to the garden terrace, whilst another door to the far end of the room leads into the conservatory which is currently used as a formal dining room and has views across both front and rear gardens. Heading back via the entrance hall leads onto an inner hallway with an adjacent cloakroom, two storage cupboards and doors to the games room and gym/spa. The games room sits at the rear of the property and is of excellent proportions extending to 27ft, and is filled with natural light from the bi-fold doors that open on to the rear terrace. Adjacent to the games room is a handy utility room with a further collection of fitted wall and base units, plus space and plumbing for a washing machine and tumble dryer. The superb gym and spa room is a unique feature that Brookside Cottage boasts. The space is fitted with underfloor heating throughout, plus a sauna and shower along with space for a hot tub and space for a range of gym equipment. There are also double doors opening out from here onto a gravelled area which wraps around the property. A secondary utility space can be found adjacent to the gym which is a useful boot/coat room handy for drying the dog off after a countryside walk. The final reception room is used as a study and is a charming space with parquet flooring which sits at the front of the property with an outlook across the lawn.



On the first floor the galleried landing swoops around the initial area of landing, with an archway that leads into a second landing area that has a generous airing cupboard that houses the hot water cylinder. The master suite sits at the rear of the house and enjoys a triple aspect, vaulted ceiling and a luxurious bathroom complete with a free-standing roll top slipper bath. There is also a spacious walk-in wardrobe that accompanies the room. Bedroom two is another comfortable double room with a triple built-in wardrobe and is also accompanied by a modern ensuite bathroom with a shower over a corner bath. There are three further double bedrooms, two enjoying further built in storage, and then the family bathroom completes the accommodation which is finished with contemporary tiling and a free-standing egg-shaped bath that takes centre stage.



### **The Annexe**

Set privately to one corner of the grounds, at the foot of the driveway, is the one-bedroom annexe with the accommodation split over two levels. This comprises a kitchen/dining room and separate sitting room on the ground floor, then upstairs is a double bedroom with accompanying bathroom. This would be ideal for a family member or to generate extra income to use such as a rental or Airbnb.



### **Grounds and Gardens**

Brookside Cottage sits beautifully within its grounds that extend to just under an acre. The property is accessed through a five-bar gate that leads down an impressive lime tree lined driveway to ample parking for numerous vehicles, a double width car port and a double garage with an automated garage door. Behind the garage is a stable, an adjacent store/tack room as well as a plant room that houses the pump for the swimming pool.



The gardens extend to both sides of the house. On one side the grounds are particularly well-manicured with an extensive lawn, mature planted beds and borders, several specimen trees and an ornamental fishpond. To the other side of the house is a terrace area ideal for entertaining in the warmer months, with an adjacent covered heated pool and behind this a kitchen garden with raised beds. The grounds all command a great level of privacy due to mature hedges around the boundaries.



### **Services**

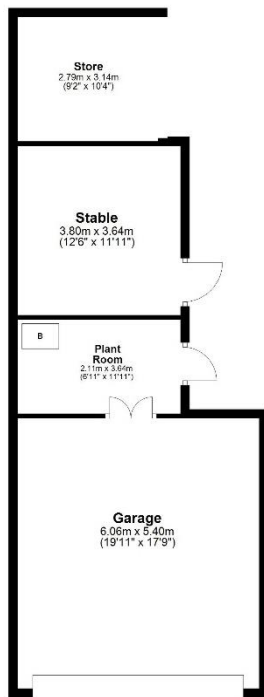
We are informed that the property is connected to mains electricity and water. The drainage is via a private septic tank and the central heating is fired by oil. The property is freehold. Council tax band E (South Gloucestershire Council).

EPC – C(71).

# Guide Price £1,495,000



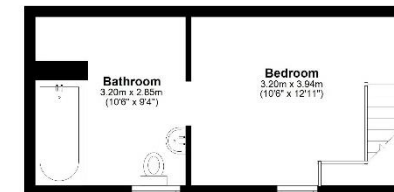
**Ground Floor**  
Main area: approx. 31.0 sq. metres (333.6 sq. feet)  
Plus garages, approx. 32.8 sq. metres (352.5 sq. feet)



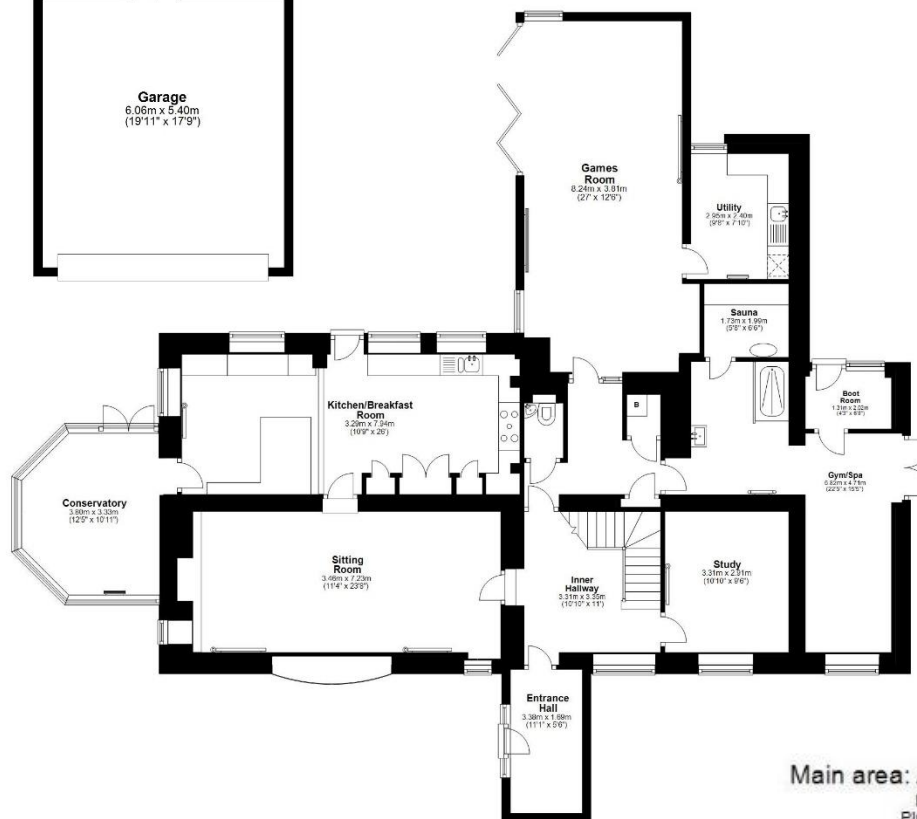
**Ground Floor**  
Approx. 29.5 sq. metres (317.9 sq. feet)



**First Floor**  
Approx. 22.1 sq. metres (237.5 sq. feet)



**Ground Floor**  
Approx. 174.8 sq. metres (1881.4 sq. feet)



**First Floor**  
Approx. 128.7 sq. metres (1385.4 sq. feet)



**Main area: Approx. 303.5 sq. metres (3266.8 sq. feet)**  
Plus garages, approx. 32.8 sq. metres (352.5 sq. feet)  
Plus outbuildings, approx. 31.0 sq. metres (333.6 sq. feet)  
Plus annex, approx. 51.6 sq. metres (555.3 sq. feet)

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