



123 Bristol Road, Bristol, BS14 0PU

£625,000

A beautifully restored detached cottage situated on the Bristol Road. Accessed via a private driveway with sliding electric gates to the courtyard, which provides secure off street parking and leads to the detached double garage with electric doors and the detached annexe / office. The annexe provides excellent versatile accommodation which would be perfect for those working from home or an annexe providing independent living.

The main house was built in circa 1820 and started its life as the village Bakery. Renovated to an exceptional standard and extended in circa 2010. The accommodation now comprises, kitchen/breakfast/family room with French doors overlooking the garden. The beautifully created kitchen is quite simply the hub of the home with extensive range of storage, built in oven, microwave, hob, fridge, freezer, and wine fridge.

The solid oak worktops and breakfast bar softens the space with a further seating area perfect space for dining and entertaining. There is an essential downstairs WC and utility room. The warm and welcoming sitting room is at the front of the home with feature wood burning stove and triple glazed windows. There is an additional separate dining room.

Additional Points

- Public footpath access to the fields at the end of Blackacre Lane, perfect for dog walkers and countryside walks alike.
- Boarded loft and open eaves in double garage for extra storage (both fitted with electricity for lighting etc)
- Great transport links into Bristol
- In catchment of an outstanding primary school

Entrance

Kitchen / Breakfast / Family Room

20'9" x 12'4" (6.34 x 3.77)



Kitchen Area



Family Area



Utility & Downstairs WC

Sitting Room

11'9" x 11'8" (3.59 x 3.56)



Dining Room

12'6" x 11'9" (3.82 x 3.59)



First Floor Landing

Bedroom One

12'4" x 12'4" (3.78 x 3.77)



Annexe



Bedroom Two

12'4" x 12'4" (3.77 x 3.76)



Kitchenette

Lounge / Office Space

18'0" x 11'0" (5.51 x 3.36)



Bedroom Three

12'2" x 11'8" (3.73 x 3.56)



En-Suite WC



Family Bathroom

11'10" x 8'7" (3.61 x 2.63)



Outside

Office

11'1" x 6'0" (3.39 x 1.85)



Double Garage

17'8" x 17'5" (5.39 x 5.32)



Courtyard / Parking

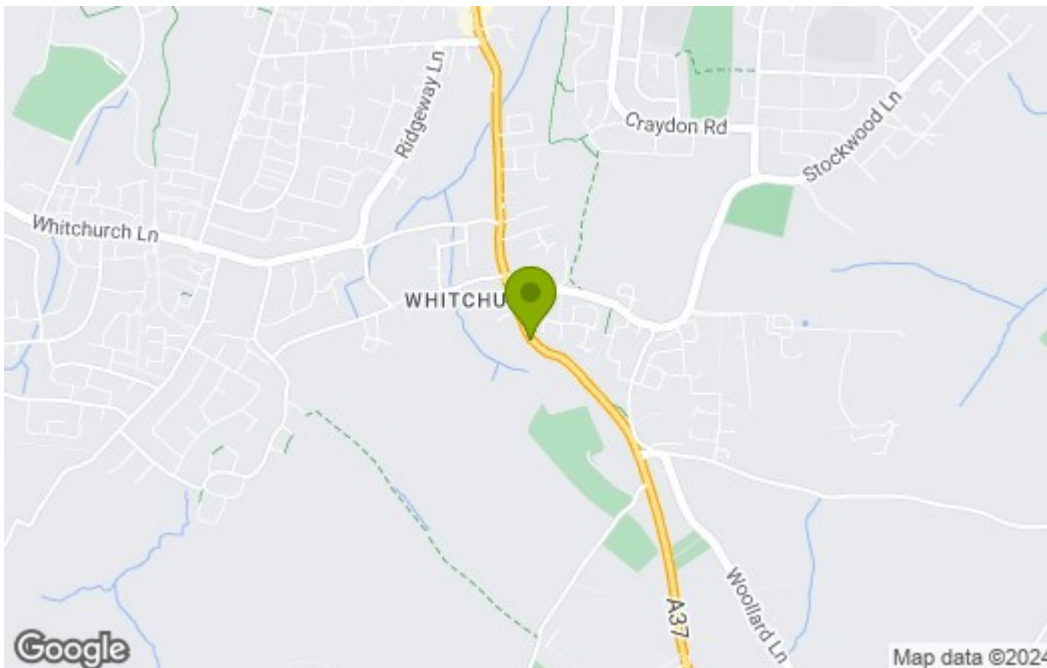
Gardens



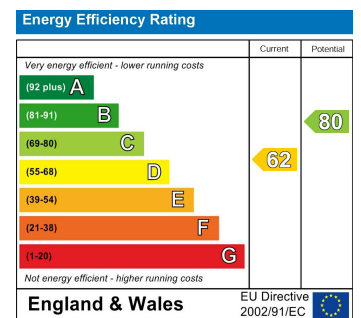
Floor Plan



Area Map



Energy Efficiency Graph



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