



## Willow Tree Cottage Old Road, Bristol, BS39 4ND

**£900,000**

Step into the idyllic countryside with this immaculate detached farmhouse, boasting five double bedrooms and a large luxurious bathroom. This stunning property is ideal for families seeking a peaceful retreat, surrounded by two acres of land and breathtaking countryside views.

The farmhouse features a formal sitting room with a log-burning stove, perfect for cosy evenings, and a spectacular open plan kitchen/diner/family area for modern living. Plus a utility room and ground floor cloakroom/ Additionally, there is a playroom / office, providing ample space for relaxation and entertainment.

Outside, the property offers extensive driveway providing off street parking, a triple garage (in need of renovation), stables, and a sheep shed, catering to various needs. The property also benefits from solar panels, ensuring energy efficiency.

## Front



## Entrance Hall



## Sitting Room

13'10" x 12'7" (4.23 x 3.86)



## Open Plan Kitchen / Dining / Family Room



## Kitchen Area

13'10" x 11'11" (4.23 x 3.65)



## Family Room / Dining Area

22'11" x 11'11" (7.01 x 3.65)



## Office / Playroom

13'6" x 10'10" (4.13 x 3.31)



## Downstairs WC

## Utility Room

### First Floor Landing



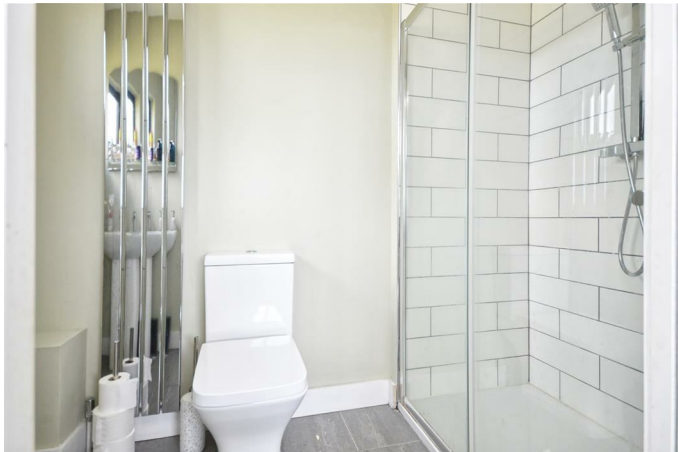
### Bedroom One

11'7" x 10'3" (3.55 x 3.13)



### Walk In Wardrobe

### En-Suite



### Bedroom Two

14'0" x 12'6" (4.27 x 3.82)



### Bedroom Three

13'10" x 11'10" (4.22 x 3.63)



### Bedroom Four

11'9" x 9'7" (3.59 x 2.94)



### Bedroom Five

11'3" x 9'3" (3.43 x 2.84)

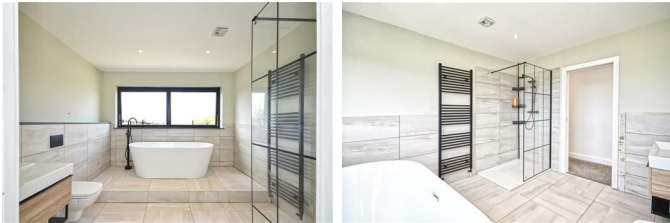


### Views



### Family Bathroom

10'10" x 10'1" (3.32 x 3.09)



### Driveway



### Outside



### Side / Front



### Rear

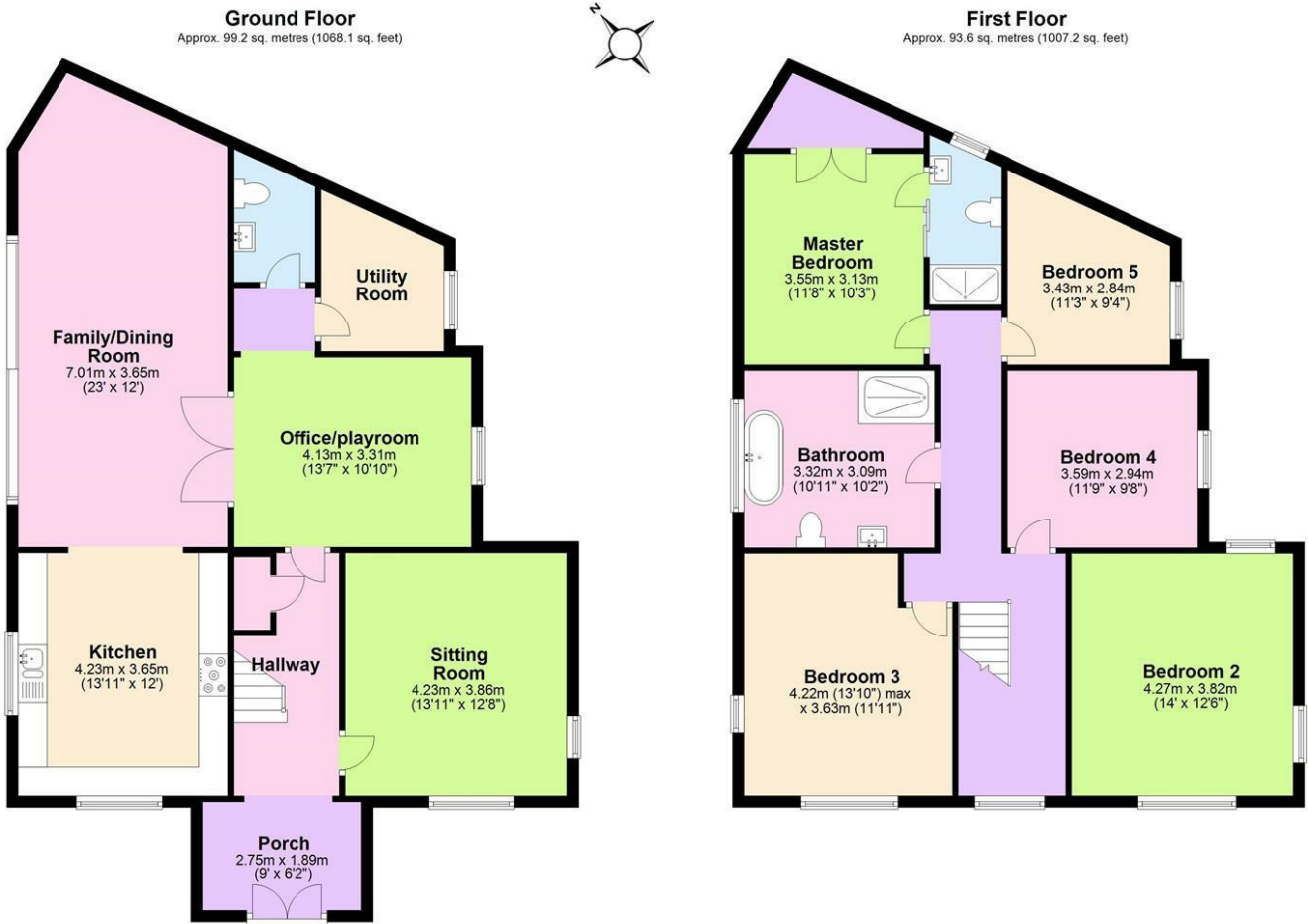
### Rear of Property



### Stable Area

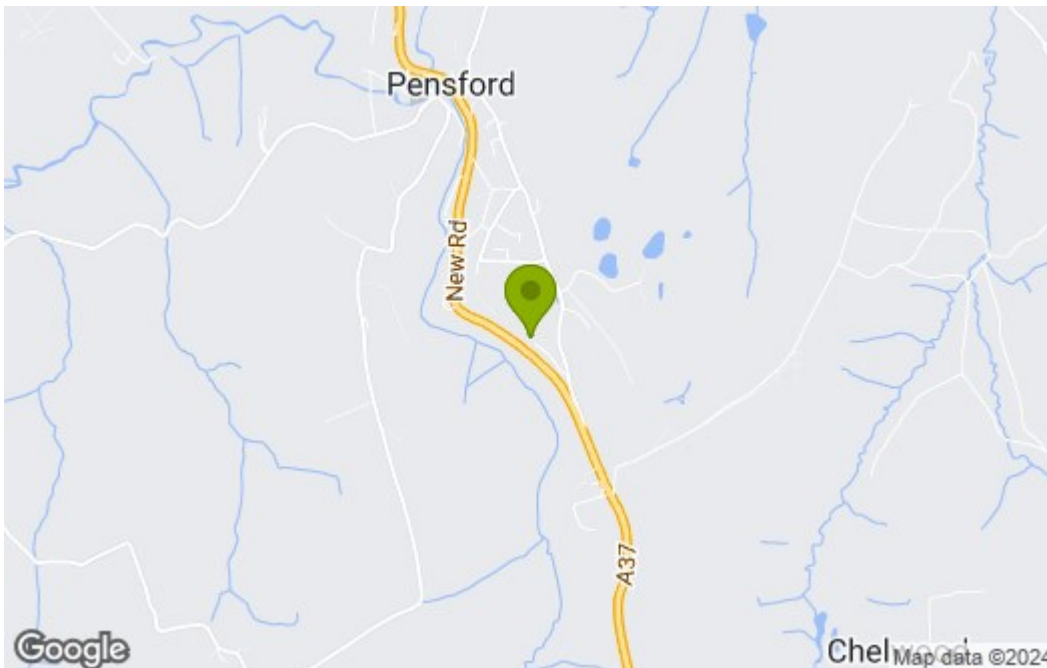


## Floor Plan

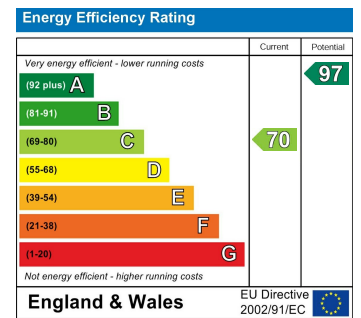


Total area: approx. 192.8 sq. metres (2075.3 sq. feet)  
**Willow Tree Cottage, Bristol**

## Area Map



## Energy Efficiency Graph



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