



Whitley House Whitley Batts, Bristol, BS39 4NE

Offers Over £750,000

****NO ONWARD SALES CHAIN**** A SUBSTANTIAL RECENTLY RENOVATED FIVE BEDROOM PROPERTY situated on the outskirts of the rural village of Pensford. WHITLEY HOUSE is a beautiful detached period property with private gardens and plenty of parking. Dating back to the Elizabethan period this substantial five bedroom family home has superb rural views across neighbouring countryside and beyond. This well-presented property offers flexible living accommodation throughout with a wealth of period features along with flagstone flooring to some rooms, a large kitchen with a feature well, three reception rooms, five good sized bedrooms, two bathrooms and cellar rooms. An internal inspection is highly recommended to fully appreciate this lovely family home.

Pensford is situated on the A37 approximately 8 miles south of Bristol and enjoys easy access to local amenities including a busy village store/post office and well respected primary school. There is a frequent bus service to Bristol. The property is in the catchment area for Chew Valley Secondary School with a bus running from the village each day. The village is close to Chew Valley with its renowned recreational facilities and close to the Town of Keynsham which has a good range of day to day amenities. It is within daily commuting distance of Bristol, Bath and Wells.

Entrance via front door into

Hallway



Flagstone flooring, stairs rising to first floor landing, double doors with stairs to dining room, double radiator, dado rail, doors to

Sitting Room

14'4" x 13'3" (4.38 x 4.05)



Double glazed window with secondary glazing to front aspect, uPVC sliding patio doors to side/rear garden, dado rail, large double radiator.

Dining Room

20'6" x 9'7" (6.27m x 2.93)



uPVC double glazed sash windows to rear aspect, flagstone flooring, 2 double radiators, exposed stone painted walls with alcove shelving, brick built chimney breast (not currently operational) alcove seating area, multi-glazed door to snug, door with steps down to cellar, further opening with steps down to the kitchen/breakfast room.

Drawing Room

15'11" x 11'1" (4.87 x 3.39)



Double glazed and secondary glazed window to front aspect, uPVC double glazed sash feature bay window with secondary glazing to side aspect, ornate fireplace with marble surround and mantel over, double radiator, dado rail, feature archway with pillars on back wall.

Kitchen/Breakfast Room

18'3" x 13'9" (5.57 x 4.20)



uPVC sash windows to side aspect, exposed wooden beams, mostly tiled flooring, part flagstone flooring, a range of floor units with worksurface over, 1 1/4 bowl sink drainer unit with contemporary mixer tap over, space and plumbing for white goods including washing machine and dishwasher, floor mounted Worcester boiler, space for electric Rangemaster style cooker, space for freestanding American style fridge freezer, large central island with storage cupboards and drawers beneath, area for barstools, feature exposed well with fixed glazed lid and spotlight beneath, storage cupboard housing pressurised water tank, door to rear garden, access to

Shower Room / W/C



Large Velux window, tiled flooring, low level w/c, wall mounted wash hand basin, electric wall mounted towel rail, fully tiled shower cubicle with large rainfall shower, separate shower attachment over floor drain with fixed glazed shower screen, extractor, light.

Snug

10'3" x 8'4" (3.14 x 2.55)



Door to side aspect, radiator, flagstone flooring, opening with stairs rising to bedroom, obscured uPVC double glazed sash window to side aspect, stairs to first floor

Internal Landing

Opening to first floor landing, doors to

Bedroom 3

14'2" x 12'8" (4.34 x 3.87)



uPVC double glazed sash windows to both side and rear aspects enjoying far reaching views across nearby countryside, feature fire with tiled slips, double radiator, stairs to second floor landing, door to internal landing, door to

En-suite Bathroom

6'2" x 5'9" (1.90 x 1.76)



Suite comprising corner wash hand basin with mixer tap, low level w/c, panelled bath with part hinged glazed shower screen, part tiled, chrome heated towel rail.

Bedroom 5

16'9" x 9'11" (5.11 x 3.03)



uPVC double glazed sash window to rear aspect, double radiator, part exposed stone painted walls.

Family Bathroom

10'1" x 8'2" (3.09 x 2.49)



Obscured uPVC double glazed sash window to side aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer tap, freestanding bath with shower attachment over, fully tiled walk in separate shower cubicle with sliding glazed doors and rainfall shower with separate shower attachment over, double radiator, extractor, light.

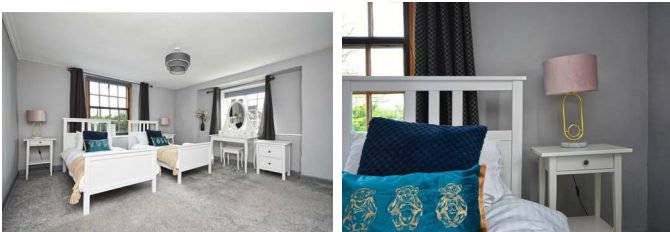
First Floor Landing



Steps leading to separate further landing space with double glazed windows and secondary glazing to front aspect, dado rail, single radiator, further steps rising to second floor landing, doors to

Bedroom 4

16'0" x 11'3" (4.89 x 3.45)



Double glazed window with secondary glazing to front aspect, uPVC double glazed window to side aspect enjoying views over the garden, double radiator.

Bedroom 2

15'0" x 13'5" (4.58 x 4.10)



uPVC double glazed sash windows to side aspect with secondary glazing, double radiator, double glazed sash window to front aspect with secondary glazing, feature fire with original fire basket and marble surround with wooden mantel over.

Second Floor Landing

Doors to

Master Bedroom

15'3" x 13'7" (4.65 x 4.16)



uPVC double glazed window to side aspect, uPVC double glazed window with secondary glazing to front aspect enjoying pleasant views, double radiator, single radiator, vaulted ceiling with exposed wooden beams, door to

En Suite Shower Room

7'7" x 5'10" (2.32 x 1.78)



uPVC double glazed window with secondary glazing to

front aspect, suite comprising concealed cistern w/c, wash hand basin with mixer tap over, fully tiled shower cubicle with sliding doors and ceiling mounted rainfall shower over, extractor, inset spots, exposed wooden beam, electric heated towel rail.

Basement Room One

15'9" x 13'7" (4.82 x 4.16)

Basement Room Two

15'8" x 10'2" (4.80 x 3.12)

Outside



There is an area of off street parking for several vehicles to the front of the property. The rear garden is of a generous size and is laid mainly to lawn with a decking area immediately adjacent to the property ideal for al fresco dining, there is also an area of paving with a mulched border containing trees, shrubs and ground cover. The rear garden is enclosed mainly by wood panel fencing and featheredge fencing.

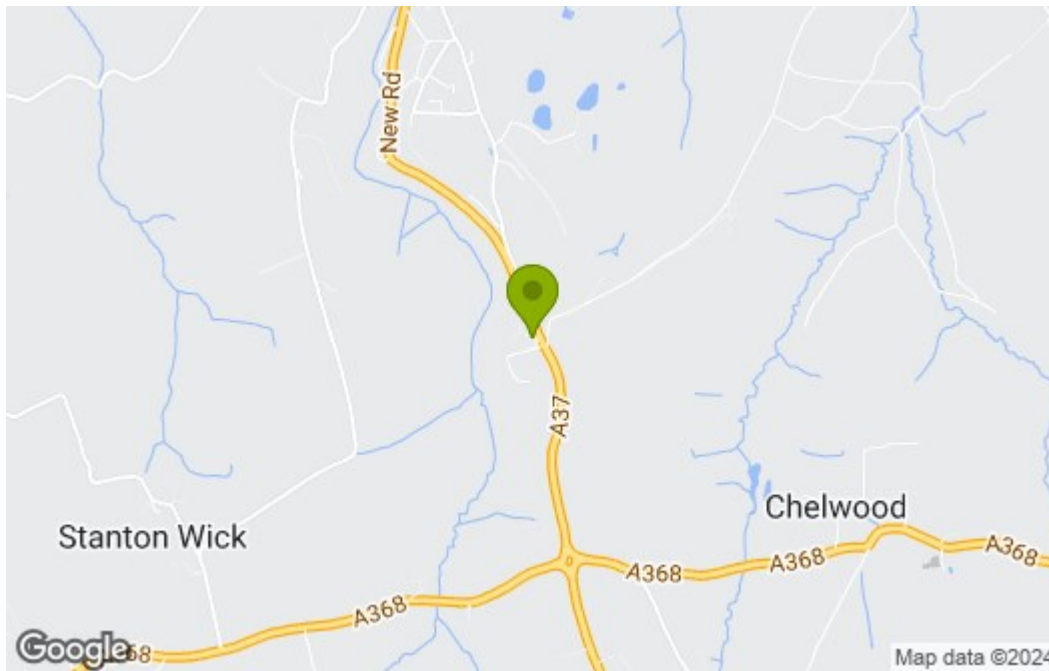
Directions

Travelling on the A37 from Bristol towards Wells go through the village of Pensford, Whitley House can be found on the right hand side.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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