



Durley Cottage Durley Hill, Bristol, BS31 2AF

Offers In The Region Of £650,000

Nestled on the outskirts of Keynsham, this unique two-bedroom Grade II listed cottage offers a delightful blend of period charm and modern comfort. Spanning an impressive 1,216 square feet, the property boasts three reception rooms, providing ample space for both relaxation and entertaining. The ground floor living accommodation is particularly noteworthy, featuring a welcoming sitting room with an inglenook fireplace and a woodburning stove, perfect for cosy evenings.

The cottage comprises two generously sized bedrooms, one of which benefits from an ensuite shower room, while the other benefits from a bathroom. This thoughtful layout ensures privacy and convenience for residents and guests alike.

Outside, the property is complemented by a lovely, mature garden, ideal for enjoying the tranquil surroundings. Additionally, there is generous off-street parking available, a rare find in such a charming setting. With gas-fired central heating and double glazing, this cottage combines traditional features, such as flagstone flooring, with modern amenities to create a comfortable living environment.

Entrance via front door into

Hallway

Stairs rising to first floor landing, doors to

Sitting Room

15'4" x 12'7" (4.68 x 3.86)



Dual aspect windows to both front and rear, feature exposed stone with slabbed hearth inglenook fireplace with woodburning stove, exposed wooden painted beams, 2 double radiators, wall lights.

Dining Room

15'8" x 12'8" (4.80 x 3.88)



Window to front aspect, double French doors to Conservatory, double radiator, feature woodburning stove with exposed stone chimney breast and slabbed hearth, wall lights, painted exposed beams, good sized under stairs storage cupboard with power and light. steps lead down to Inner Hallway,

Conservatory

11'6" x 11'4" (3.52 x 3.46)



Double glazed windows enjoying views over the rear garden, double French doors opening onto patio, polycarbonate roof, exposed stonework wall.

Inner Hallway



Stable style door to front garden and driveway, flagstone tiled flooring, double radiator, steps down to Kitchen/Breakfast Room, further door to

Utility/W/C



Double glazed window to rear aspect, a range of wall and floor units with work surface over, ceramic sink with chrome mixer taps over, tiled splash backs, space and plumbing for white goods including washing machine and tumble drier, low level w/c, alcove shelving, double radiator, flagstone flooring.

Kitchen/Breakfast Room

15'5" x 9'1" (4.70 x 2.79)



Two double glazed windows to side aspect, double glazed French doors to patio and rear garden, flagstone flooring, contemporary wall mounted radiator, part tiled walls, a range of wall and floor units with work surface over, 1 1/2 bowl sink drainer unit with chrome mixer taps over, integrated dishwasher, fridge/freezer, oven and grill, 4 ring gas hob with extractor hood over, inset spots.

First Floor Landing

Window to rear aspect, doors to

Master Bedroom

15'10" x 12'10" (4.83 x 3.92)



Double glazed window to front aspect, double radiator, feature exposed stone chimney breast with built in wooden mantel over, a range of built in wardrobes with hanging rail and shelving, door with steps leading down to

Ensuite Bathroom

12'10" x 7'3" (3.92 x 2.23)



Obscured double glazed window to rear aspect, suite comprising roll top freestanding bath with shower attachment, wash hand basin with storage beneath, fully tiled corner shower cubicle with sliding glazed doors and mains rainfall shower with separate attachment over, Oak flooring, exposed wooden beam, inset spots, heated towel rail, radiator, door to giving access to eaves storage, extractor.

Bedroom Two

15'4" x 12'10" (4.68 x 3.92)



Double glazed window to front aspect, double radiator, period style feature fire with wooden mantel over, access to loft space, door to

En Suite Shower Room



Suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, fully tiled shower cubicle with sliding glazed door and mains shower over with separate attachment, extractor, inset spots, wood flooring, chrome heated towel rail.

Outside



The mature rear garden is a huge benefit to the property with a good expanse of patio area immediately adjacent to the property ideal for outside entertaining and enjoying the beautiful garden, there is also a wooden pergola. The rear garden is arranged over a couple of levels with steps leading up to the main part of the garden which is laid mainly to lawn with a lovely selection of established trees and shrubs, borders contain a mixture of herbaceous perennials and ground cover, shrubs and climbers. At the top of the garden there is an area of decking with a range of garden sheds along with a summerhouse and greenhouse with power and light. The rear garden is

enclosed by wooden fencing and hedging. A part block paved part gravel driveway is positioned to the side of the property providing off street parking for a number of vehicles. The front of the property is approached via a wooden gate and is laid mainly to lawn over two levels with a pathway leading to the front door. There are borders containing a mixture of ground cover and shrubs. The front is enclosed by a wooden featheredge fence, a pedestrian gate leads from the front into the garden.

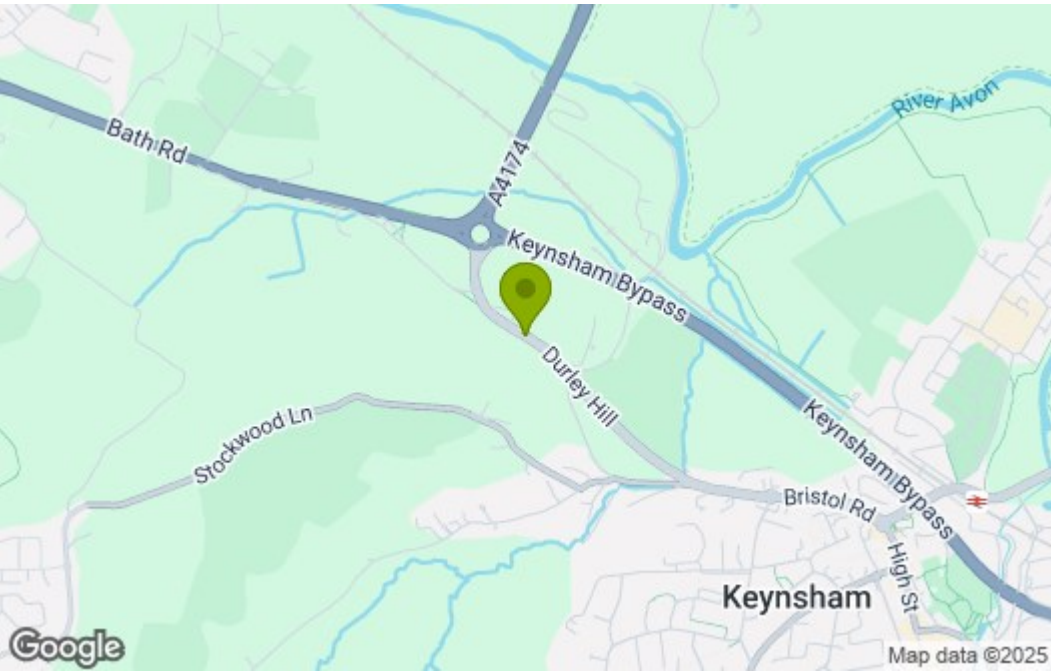
Directions

Sat Nav BS31 2AF

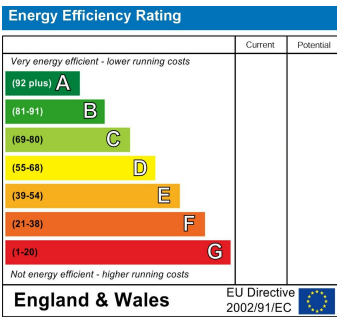
Floor Plan



Area Map



Energy Efficiency Graph



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