



Prospect House Abson Road, Bristol, BS16 9SD

£635,000

Nestled on Abson Road in the charming village of Pucklechurch, Bristol, this delightful four-bedroom cottage offers a perfect blend of character and modern living. Dating back to approximately 1860/1870, the original part of the property has been thoughtfully extended around 45 to 50 years ago, enhancing its appeal while preserving its historical charm. Notably, a new roof was installed in May 2024, ensuring the property remains in excellent condition for years to come.

As you approach the cottage, you are greeted by stunning far-reaching views that set the tone for the tranquil semi-rural lifestyle this home provides. The property boasts two inviting reception rooms, allowing for flexible living arrangements that cater to both relaxation and entertaining. The sunroom, bathed in natural light, offers a serene space to enjoy the picturesque views of the beautifully maintained rear garden.

For those with a passion for gardening, the very private mature garden is a true delight, featuring a charming garden pond and a summerhouse, perfect for enjoying the outdoors in comfort. The interior of the cottage is presented to a high standard, showcasing original flagstone flooring and period features that add to its unique character. The warmth of two woodburning stoves creates a cosy atmosphere, while the

Entrance via front door into

Open Plan Dining/Sitting Room

29'0" x 11'3" (8.85 x 3.44)



uPVC leaded double glazed window to front aspect, original flagstone flooring, feature woodburning stove with wooden surround and mantel over, window seat with storage beneath, 2 uPVC leaded double glazed windows to front aspect enjoying far reaching views, double radiator, doors to

Kitchen/Breakfast Room

15'7" x 10'7" (4.75 x 3.25)



uPVC double glazed window to rear aspect, uPVC double glazed part leaded pedestrian door giving access to the rear garden, a range of wall and floor units with worksurface over, 1 1/4 bowl ceramic sink drainer unit with mixer taps over, built in electric Neff oven and grill, Neff induction hob with extractor hood over, space and plumbing for automatic washing machine and full sized dishwasher, integrated fridge with storage cupboard, double radiator, tile effect flooring, area for barstools.

Inner Hallway

13'1" x 9'11" (4.00 x 3.03)



Window and opening to sun room, stairs rising to first floor landing, double radiator, understairs storage cupboard, feature woodburning stove with slabbed hearth.

Sun Room

14'2" x 13'1" (4.33 x 4.00)



uPVC double glazed windows to side and rear aspects enjoying the lovely views up the garden, wood effect flooring, contemporary wall mounted radiator, wall lights, cupboard housing oil fired boiler, uPVC double glazed pedestrian door to rear garden with further door to

Store/Utility Room

9'5" x 6'3" (2.88 x 1.92)

Obscured uPVC double glazed window to rear aspect, a further range of wall and floor units with worksurfaces over, area for shelving, access to loft space for further storage, space for tumble drier, and fridge and freezer.

First Floor Landing

Access to two loft space areas (one original and one for the extension), doors to

Master Bedroom

14'4" x 11'4" (4.39 x 3.46)



2 x uPVC leaded double glazed windows to front aspect enjoying the amazing views over local countryside and beyond, double radiator, space for freestanding wardrobes.

Bedroom Two

13'1" x 11'0" (4.00 x 3.36)



uPVC leaded double glazed window to front aspect enjoying lovely views, single radiator, space for freestanding wardrobe.

Bedroom Three

9'10" x 9'8" (3.02 x 2.95)



uPVC double glazed window to rear aspect, single radiator, over stairs storage cupboard.

Bedroom Four/Study

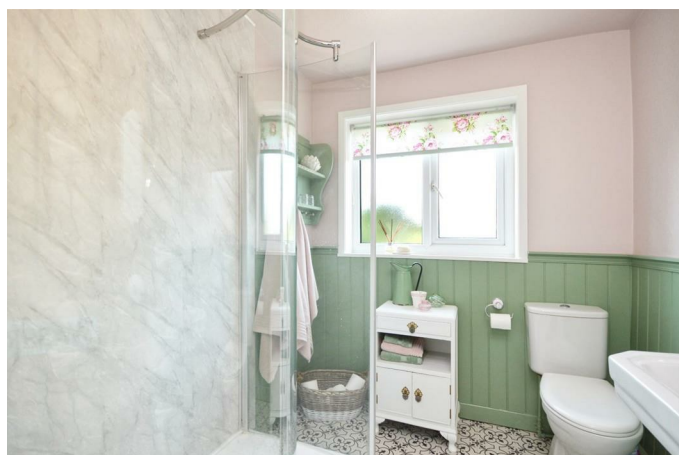
10'7" x 7'8" (3.24 x 2.35)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

7'3" x 6'4" (2.21 x 1.94)



Obscured uPVC double glazed window to rear aspect, suite comprising pedestal wash hand basin, low level w/c, walk in shower cubicle with fixed curved glazed shower screen and electric Triton shower over, wall lights, small double radiator.

Outside



The front of the property is accessed via a wooden 5-bar gate onto the gravel driveway providing off street parking, there is a mature wisteria and flowering rose along with mature planted borders with a slabbed pathway leading to the front door with a further gravel area for ease of maintenance with pockets of

herbaceous perennials, plants and shrubs. The front is enclosed by clipped hedging and wooden fencing. Access to the rear garden is via wooden gates. Adjacent to the property is a part gravel/part cobbled patio area ideal for garden furniture. There are a number of further climbing plants including a flowering hydrangea and rose along with a hazel. There is a deep herbaceous border. The remainder of the garden is laid mainly to lawn with planted circular borders containing herbaceous perennials, plants and shrubs. There is a mixture of trees including a cherry, apple, standard oak, pear tree and Christmas tree to name a few. A couple of wooden sheds and a greenhouse are also included in the sale along with a summerhouse located at the top of the garden. A further decking area is situated at the top of the garden providing an ideal spot for entertaining. The rear garden is very private and is enclosed by clipped evergreen hedging and native hedging. There is also a ornamental pond containing aquatic plants and wildlife.

Directions

Sat Nav BS16 9SD

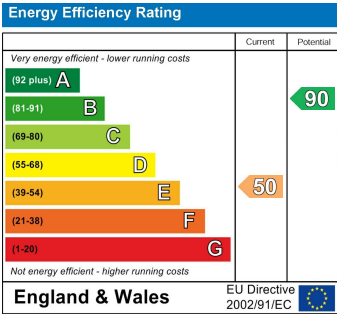
Floor Plan



Area Map



Energy Efficiency Graph



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