



Fir Tree Cottage The Rock, Bristol, BS4 4PU

Price Guide £585,000

Fir Tree Cottage is a wonderful detached home, ideally located in a quiet corner of Brislington. Hidden away in this small and idyllic enclave, this area has a wonderful rural feel whilst still being within easy reach of local amenities, with Nightingale Valley and the number 1 bus service a short walk away, as well as the wealth of independent shops and cafes on Sandy Park and both the extremely desirable Holymead and Broomhill Primary schools. The impressive accommodation is well presented and spacious and comprises ample living space plus beautiful established gardens and a large garage. Downstairs is a cosy lounge with inglenook fireplace and wood burning stove, a large fitted kitchen with handbuilt units and dining area which leads out to the patio area, making the perfect space for entertaining. There's also a useful utility room and cloakroom. The first floor boasts three good sized bedrooms and the family bathroom with separate shower enclosure. Outside, there's a beautiful lawned garden with mature planted borders, this extends to the side of the property which has a paved seating area and a large detached garage. There's also plenty of off street parking for approx 5 cars. Rare to the area and full of warmth, charm and character, this is a perfect opportunity for those seeking a peaceful location with a rural feel, without sacrificing convenience. Offered for sale with the huge benefit of having no onward chain worries, an internal viewing is highly recommended.

Entrance Hallway

Sitting Room

26' x 12'10 (7.92m x 3.91m)



Kitchen/Breakfast Room

20'1 x 12'1 (6.12m x 3.68m)



Dining Room

12' x 9'11 (3.66m x 3.02m)



Utility Room

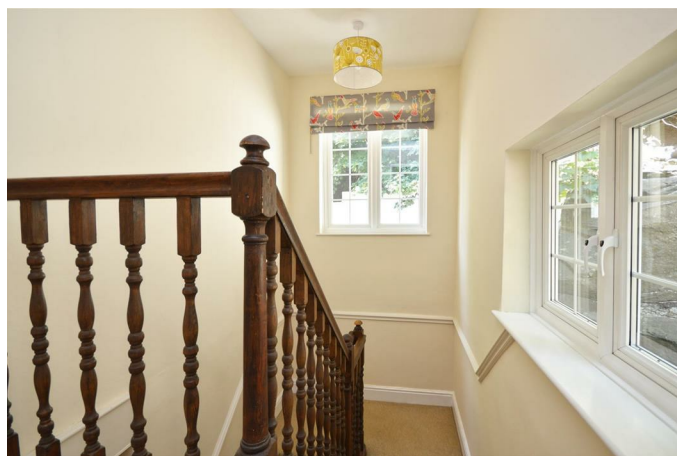
8'2 x 5'3 (2.49m x 1.60m)



Downstairs Cloakroom



Landing



Master Bedroom

15'7 x 14'3 (4.75m x 4.34m)



Bedroom Two

13'4 x 12'4 (4.06m x 3.76m)



Bedroom Three

10'5" x 10'2" (3.18m x 3.10m)



Family Bathroom

10' x 8'10" (3.05m x 2.69m)



Gardens



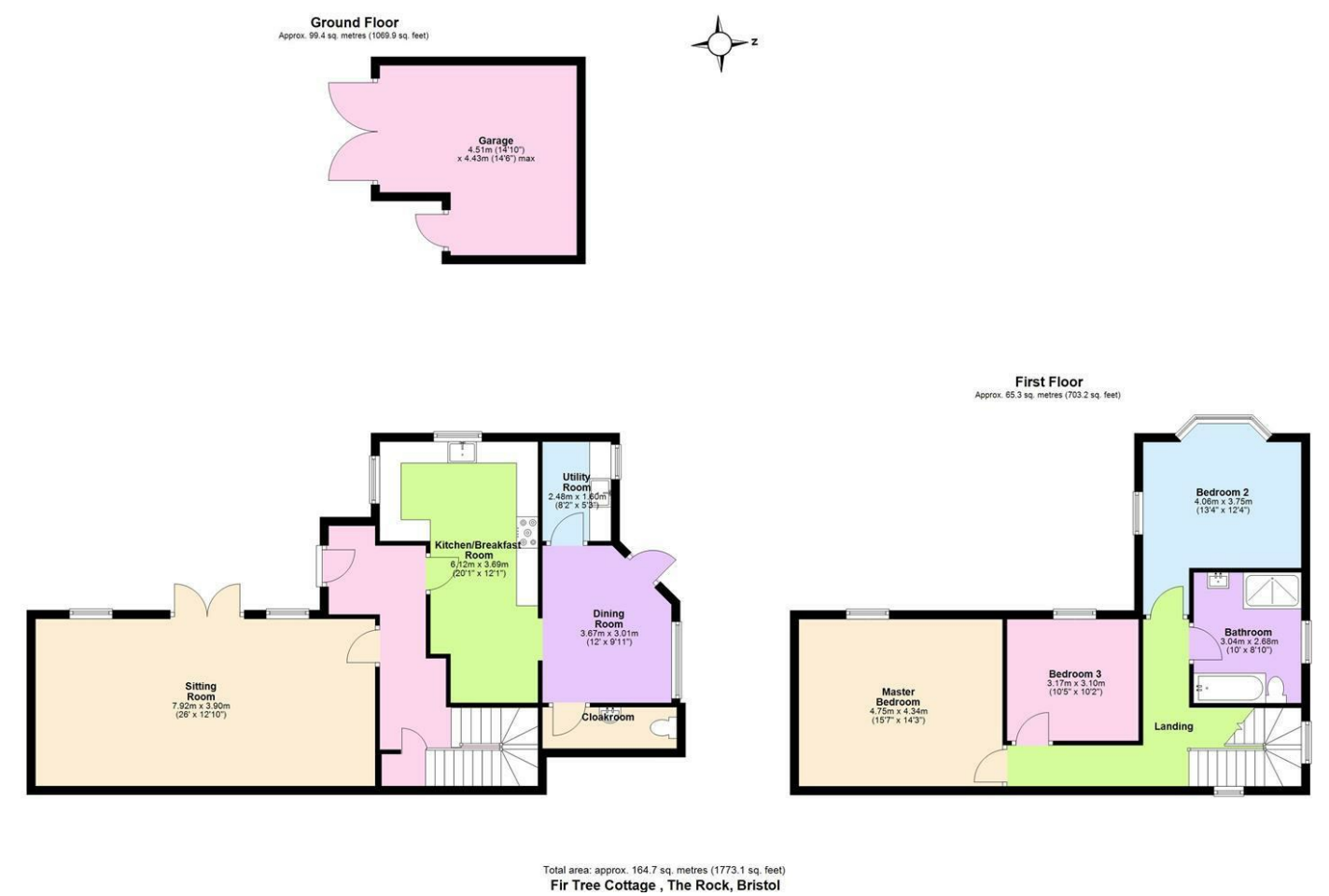
Patio Area



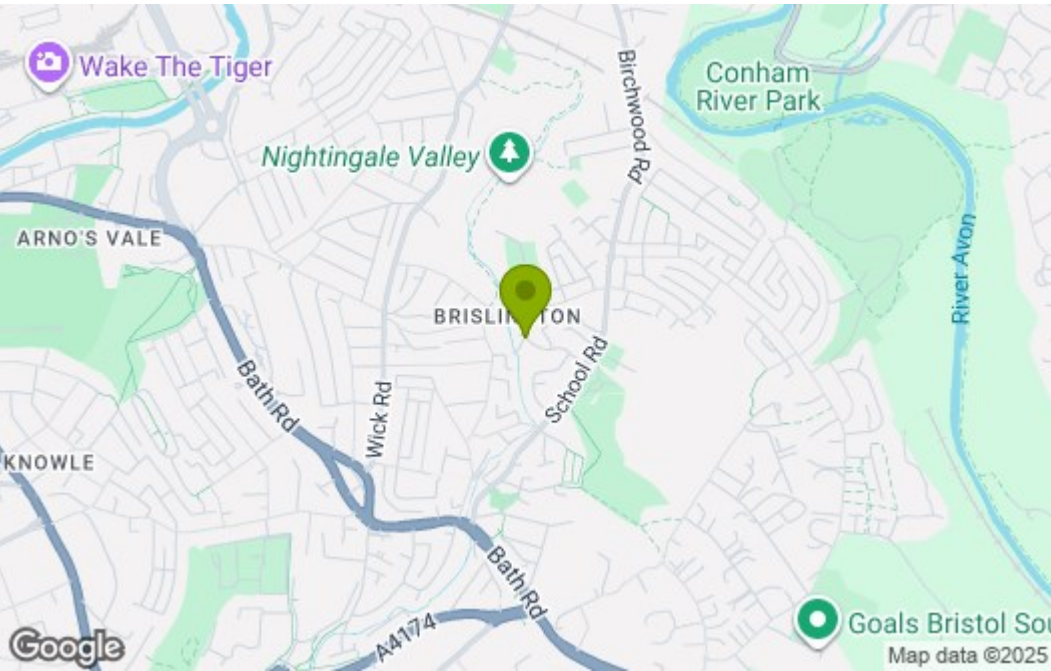
Garage

14'10" x 14'6" (4.52m x 4.42m)

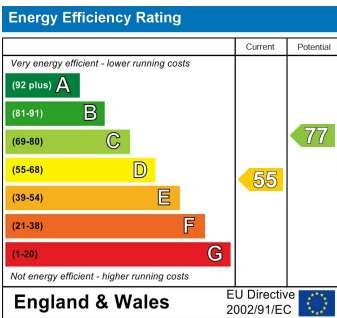
Floor Plan



Area Map



Energy Efficiency Graph



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