



## 4 The Green, Bristol, BS39 4LE

**Offers Over £750,000**

Nestled in the charming village of Compton Dando, on the outskirts of Bristol, this delightful three-bedroom detached cottage presents a unique opportunity for those seeking a tranquil lifestyle. Known for its picturesque landscapes and welcoming community, Compton Dando is an ideal location for families or individuals looking to embrace a peaceful environment.

This property boasts generous living accommodation, providing ample space for relaxation and family gatherings. While it does require a degree of modernisation, the potential to create your dream home is evident. The stunning views from both the front and rear of the property, overlooking adjacent farmland, enhance the serene atmosphere that this cottage offers.

The exterior of the property is equally impressive, featuring well-maintained gardens and a paddock at the front, perfect for outdoor activities or simply enjoying the natural surroundings. Additionally, the property includes a workshop, a double garage, and stables, catering to various hobbies or storage needs. The driveway allows for off-street parking for several vehicles, ensuring convenience for residents and guests alike.

With no onward sales chain, this property is ready for you to make it your own. Do not miss the chance to secure this lovely house in a picturesque setting, where you can enjoy the best of rural living while still being within reach of Bristol's amenities. Embrace the opportunity to create lasting memories in this wonderful home.

Entrance via wooden front door into

### Porch

Quarry tiled flooring, exposed stone window to side aspect, doors to

### Inner Hallway

Doors to

### Downstairs Shower Room

7'4" x 5'5" (2.24 x 1.66)



uPVC obscured double glazed window to front aspect, suite comprising pedestal wash hand basin, low level w/c, fully tiled shower cubicle with sliding glazed door and electric Bristan shower over, wood panelled walls, tiled flooring, electric wall mounted heater, extractor.

### Kitchen

14'7" x 15'3" (4.45 x 4.65)



Stairs rising to split level landing, uPVC double glazed windows to front and rear aspects, a range of wall and floor units with worksurfaces over, single stainless steel sink drainer unit, tiled splash backs, space for electric cooker with extractor over, space and plumbing for slimline dishwasher, area for table, exposed stonework, part exposed flagstone flooring, exposed wooden beams, step up via wooden door into family room, double multi glazed doors to sitting room.

### Family Room

12'9" x 13'1" (3.90 x 3.99)



Feature bay window to front aspect, uPVC French doors to side garden, exposed wooden beams, exposed stonework, electric night storage heater, double multi glazed doors to

### Sitting Room

14'7" x 17'10" (4.45 x 5.46)



uPVC double glazed windows to both front and rear aspects, night storage heater, exposed wooden beams, feature inglenook fire with woodburning stove, quarry tiled hearth and exposed stonework and beam over, original exposed brick bread oven.

### First Floor Split Level Landing



uPVC double glazed window to rear aspect enjoying views over farmland, exposed stone walling, doors to

### **Bedroom One**

**14'6" x 11'1" (4.44 x 3.39)**



uPVC double glazed window to front aspect enjoying far reaching countryside views, wooden flooring, a range of fitted wardrobes.

### **Bedroom Three**

**11'0" x 8'9" (3.37 x 2.67)**



uPVC double glazed window to front aspect enjoying far reaching views, storage cupboard housing electric hot water tank.

### **Bedroom Two**

**11'3" x 10'4" (3.44 x 3.15)**



uPVC double glazed window to front aspect.

### **Outside**



The front of the property is accessed via a 5-bar wooden gate giving access to a gravel driveway and double garage. Access to the paddock is via a 5-bar wooden gate where the outhouse/barn is situated. The paddock is of a good size and is enclosed by wooden fencing and native hedging. The remainder of the front is laid partly to lawn with shrubbery and some tall beech trees, and a patio which is immediately adjacent to the front of the property. A wooden greenhouse is also included in the sale.

### **Double Garage**

**15'7" x 18'7" (4.76 x 5.68)**

Two single garage doors, ample storage space.

### **Workshop**

**11'1" x 12'0" (3.40 x 3.68)**

Doors to front and rear aspects, windows to front and rear aspects, interconnecting door to garage.

### **Outhouse/Stable**

**10'9" x 10'7" (3.29 x 3.24)**

Door to front aspect

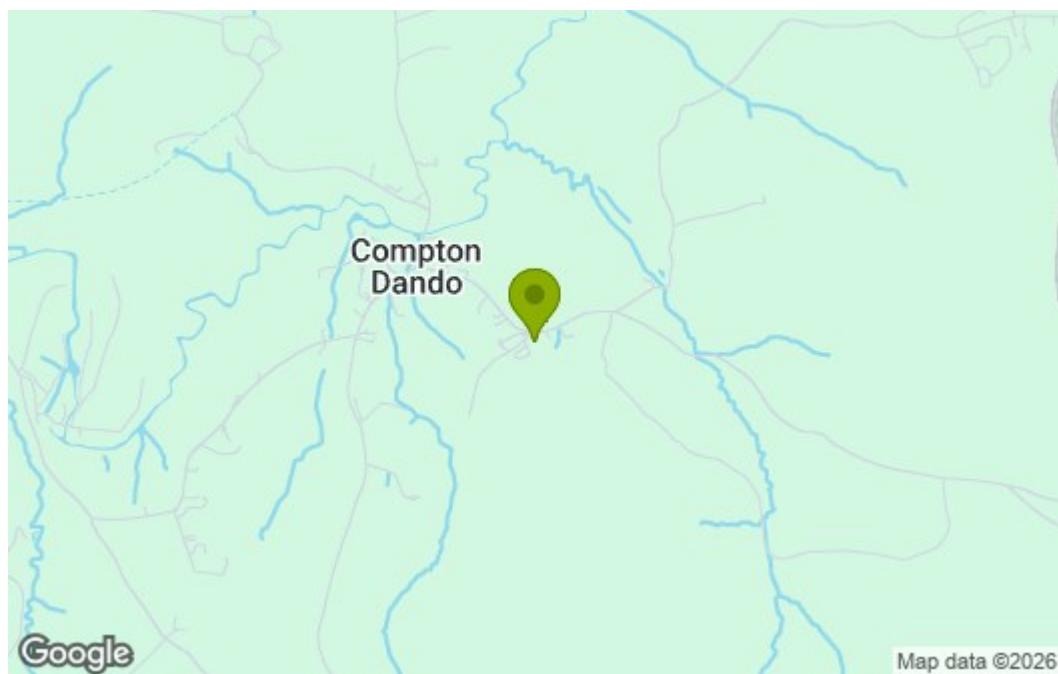
### **Directions**

BS39 1XG

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		26
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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