



Nile Cottage, 38 Church Lane, Nailsea, BS48 4NG
£499,950

Steven
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This charming 18th century cottage is situated in a picturesque position within the town of Nailsea and offers all the character and personality one would hope to find in such a period home. With a rich history suggesting many former uses, such as a drinking house and private school, the property still boasts so many of the desirable features which would have been in situ at the time and could tell so many tales! The appealing stone facade leads to a welcoming ground floor which is host to an inviting sitting room where an impressive inglenook fireplace takes centre stage, providing the perfect spot for cosy nights in with family and friends. This leads through into a spacious dining area where there is a second fireplace, possibly suggesting these were two separate rooms at some point in the property's lifetime. As one, they create a generous and very flexible space, ideal for the modern lifestyle. This floor is further complimented by a recently refitted and thoughtfully chosen kitchen with shaker style units and a convenient downstairs cloakroom. To the first floor, there are three double bedrooms. All are light and airy and enjoy their own distinctive characteristics such as beamed ceilings and a particularly impressive stone built fireplace in the second bedroom. Enhancing the first floor layout is a beautifully fitted family bathroom with

white suite and an en suite shower room to the master bedroom. Those seeking additional storage options, will be further delighted to discover the cellar space which sits beneath the reception rooms and affords a good amount of headroom. Nile Cottage sits in pretty courtyard gardens which offer a quintessential "country cottage" feel with an abundance of established plants and flowers. To the rear, a further garden area offers ample scope to add colour and interest and there is ample off street parking to both front and rear. Whilst this appealing property is positioned within a quiet and tranquil setting, many of the town's amenities such as schools and supermarkets are within easy reach making this truly delightful home the perfect choice for a wide range of buyers!

Accommodation (all measurements are approximate)

Storm Porch

Stable door opens to:

Kitchen/Breakfast Room 17' 3" x 13' 9" (5.25m x 4.19m)

The kitchen is recently fitted with a range of wall and base units with working surfaces and shaker style doors. Integrated appliances include an electric

double oven and grill, induction hob with extractor, slimline dishwasher and sink with drainer. There is further space for a washing machine, tumble dryer, undercounter fridge or freezer and fridge/freezer. Tiled backsplash, tile effect floor, windows to front and rear.

WC

Comprising toilet with concealed cistern and sink with vanity unit. Partially tiled walls, tile effect floor, heated towel rail, extractor fan, obscure window to rear.

Sitting/Dining Room 27' 9" x 14' 1" (8.45m x 4.29m)

A stunning, cosy space with original inglenook fireplace housing a log burning stove. Windows to front and rear, door to rear garden, door to front courtyard. Stairs rise to first floor landing.

First Floor

Landing

Providing access to first floor rooms and loft hatch.

Bedroom 1 17' 10" x 10' 8" maximum 7'6" minimum (5.43m x 3.25m)

A spacious double bedroom with built-in wardrobe and dual windows to front. Stairs lead directly down to the kitchen/breakfast room. Access to:

En Suite

With suite comprising toilet with concealed cistern, sink with vanity unit and corner shower cubicle with mains rainfall shower over. Partially tiled walls, tile effect floor, heated towel rail, extractor fan, obscure window to rear.

Bedroom 2 14' 3" x 12' 8" maximum 9'5" minimum (4.34m x 3.86m)

Double bedroom with feature fireplace. Windows to front and rear.

Bedroom 3 14' 3" x 10' 11" (4.34m x 3.32m)

Double bedroom, currently used as an office. Windows to front and rear.

Bathroom

With white suite comprising toilet with concealed cistern, bidet, sink with vanity unit and corner bath with mixer tap and mains shower over. Partially tiled walls, wood effect floor, extractor fan, obscure window to rear.

Cellar

Accessed via the sitting/dining room, a hatch opens in the floor with steps leading down into a useful cellar, currently used for storage.

OUTSIDE

To the front, the property offers parking for one car and a gate leads to a beautiful south-facing courtyard which is laid to stone chippings with well-manicured borders.

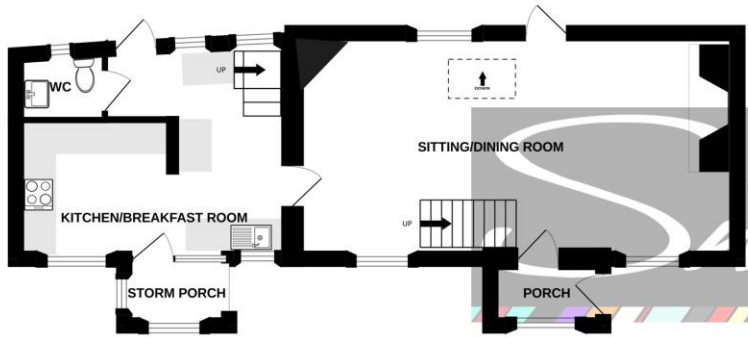
Rear Garden

To the rear, there is a pretty cottage garden stretching to approximately 150ft. The garden is primarily laid to patio with a brick path leading through, with mature borders to side. At the bottom of the garden, a large gate opens providing further off-road parking via Trinity Road.

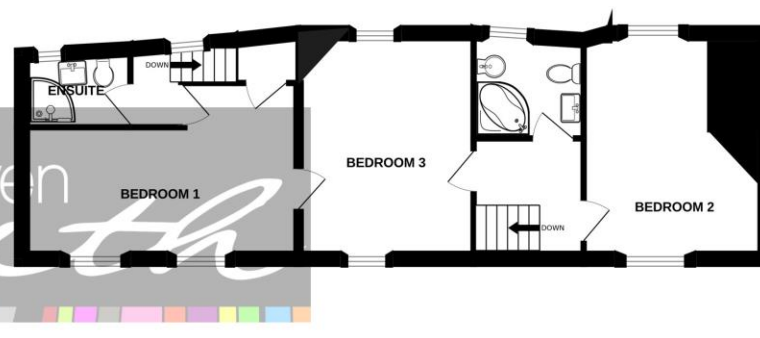




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Terrace Cottage

 Freehold

 3

 Garden

 2

 E

 1

EPC F

 Gas Central Heating

 Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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