



4 Old Forge Mews, Claverham, BS49 4FH
£450,000

Steven
Smith

This private, character filled stone fronted home can be found in an exclusive development of four unique properties in a quaint courtyard setting within Claverham and built by a local builder to an extremely high standard. There is a separate two storey building including first floor home office (with electricity supply) and lovely views. At the rear of the property is a stunning enclosed, low maintenance manicured garden with gated side access. Other charming features include a wood burning stove in sitting room, a hand cut roof and handsome stone walls in and around the property and parking area. There is off street parking for two vehicles located outside the property. The energy rating is C, with a recent EICR for the house and outbuilding, and a modern boiler which is serviced annually. The master bedroom has its own en-suite. The family bathroom is immaculate plus there is downstairs cloakroom and utility room. There are quality fixtures throughout. The location is semi rural with views over open fields. Cadbury Hill is located just over the road from the property offering wonderful walks and views and yet, close to shops, recreational & social facilities. Situated within walking distance of Yatton railway station, offering mainline commuter service with direct trains to London Paddington and the South West. The

A370 is just up the road, Bristol City Centre and the M5 Motorway network are only a short drive. The Strawberry line is an off road safe cycle track only 2 minutes from the house. The property is also in close proximity to Hilton Double Tree Health Club Spa and Hotel and a bit further Mendip Spring Golf and Country club. There is a popular village primary school and is within the catchment area for Backwell Secondary School. This distinctive property offers that wonderful mix of having real character whilst benefiting from energy savings credentials and a contemporary open plan "move in and unpack" light and bright accommodation. There is also no chain!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor.

WC/Utility

Fitted with a range of base units with working surface, stainless steel sink, built in washing machine, WC, access to the Ideal gas combi boiler, obscure window, tiled splashback, wood effect floor.

Lounge/Diner 21'9" x 11'7" max 14'11" min

A light and airy room with french doors opening to the stunning rear garden, window to side, wood effect floor, beautiful contemporary woodburning stove set onto a slate hearth, double doors to kitchen.

Kitchen 12'0" x 9'6" max 8'1" min

A dual aspect room with window to front and window to side, fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob and contemporary extractor hood. Integrated appliances to include fridge/freezer and dishwasher, tiled splashbacks, wood effect floor.

FIRST FLOOR

Landing. Window to side, overstairs cupboard.

Bedroom 1 14'11" x 10'5" max 9'2" min

With a skylight, window.

En-Suite

White suite of WC, washhand basin, shower cubicle with mains shower, partially tiled walls, tiled effect floor, extractor fan.

Bedroom 2 10' 6" x 8' 5" (3.20m x 2.56m)

NB. Measurements are floor space due to the pitch of the roof. Window overlooking the rear garden.

Bedroom 3 8' 4" x 6' 3" (2.54m x 1.90m)

Access to eaves space, skylight.

Bathroom

Fitted with a three piece white suite of WC, washhand basin, bath with mains shower, folding shower screen, partially tiled walls, tiled effect floor, extractor fan.

OUTSIDE

From Old Forge Mews a pretty stone wall gives access to the front where a pathway leads to the front door. The front garden is laid to stone shingle with a covered area ideal for wood storage. A lockable gate gives access to:

The Rear Garden

Immediately outside of the french doors from the lounge/diner is a patio which opens to what only can be described as the most stunning garden. There is a central lawn with incredible established shrubs and perennials to borders and the garden is bound by feather-board fencing.

The Storage Area

This is located to the left hand side of the property, door opens to:

Storage Area 16' 5" x 7' 4" (5.00m x 2.23m)

With power and light, a drop down wooden ladder then gives access to:

Loft Area/Home Office Area

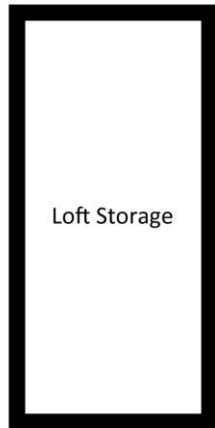
With skylight and has been used as a home office with built in desk and garden views.



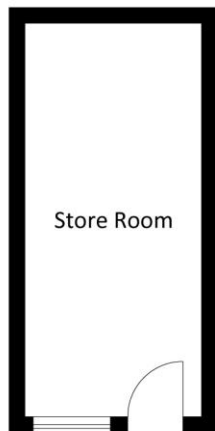


The Old Forge Mews, Claverham

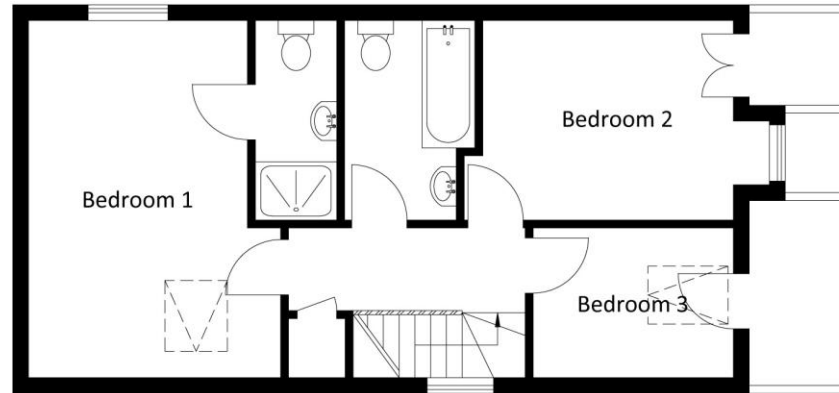
Approx. Area 1185.9 Sq.Ft - 110.2 Sq.M



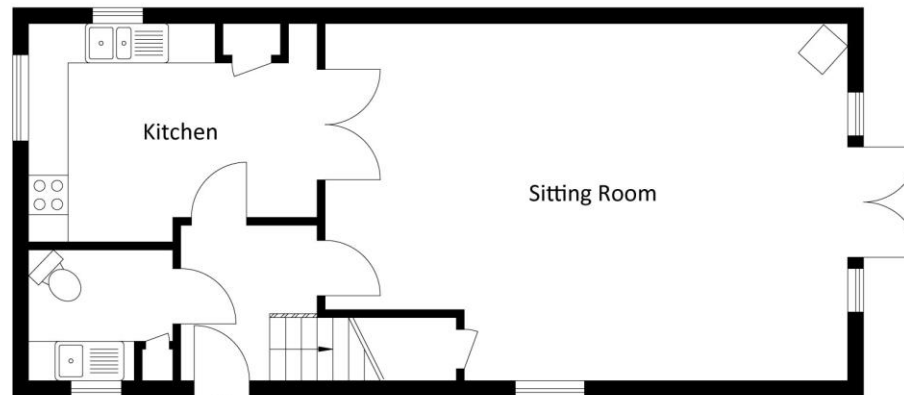
Loft Storage
Store Room
First Floor



Store Room
Ground Floor



First Floor



Ground Floor



End of Terrace House



Freehold



3



Garden



2



C



1

EPC

C



Gas Central Heating



Parking

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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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