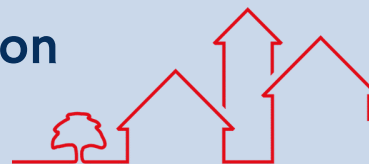




St. Michaels Cottage Post Office Lane, Flax Bourton

Guide Price **£965,000**



Parker's

Estate Agents & Property Lettings



St. Michaels Cottage Post Office Lane

Flax Bourton, Bristol

This exceptional four bedroom semi-detached home forms part of an impressive Grade II listed Georgian country house, the oldest part dating back to circa 1700. It was annexed from the original manor house in 1960 and has, thoughtfully retained a host of original features that include the striking front door, period fireplaces, and a charming bread oven. The property's accommodation is arranged to provide a wonderful balance of period character and modern convenience, with a welcoming reception hall, a practical boot room, a well-appointed kitchen, a generous sitting room, a formal dining room, an office, and a versatile study, complemented by a stylish ground floor shower room. Upstairs, four spacious double bedrooms are served by a family bathroom, making this home ideal for family living or those who appreciate flexible space. Located in the sought-after village of Flax Bourton, approximately five miles southwest of Bristol, the property enjoys an enviable position for commuters and those wishing to access the city's amenities while benefiting from a tranquil village setting. The property is conveniently located for the XI bus route to Bristol and mainline train station at Backwell. The local community is lively and welcoming, with highly regarded schooling options including Flax Bourton Primary School (rated outstanding by Ofsted) and inclusion within the catchment for the renowned Backwell School, as well as a choice of excellent independent schools such as The Downs Preparatory School in nearby Wraxall and a range of prestigious schools within Bristol itself. For those who enjoy an active lifestyle, the area offers a wealth of recreational facilities, with miles of bridleways, public footpaths, and acres of woodland and fields close at hand for walking, cycling, or riding. The property is further enhanced by

St. Michaels Cottage Post Office Lane

Flax Bourton, Bristol

its glorious South facing, walled gardens (abundant with mature planting and featuring a tiled gazebo, sunken hot tub and tree house in a magnificent Magnolia tree), providing a private and picturesque setting that is perfect for relaxation or entertaining. This rare opportunity combines the grandeur and elegance of Georgian architecture with the comforts of contemporary living, all set within a thriving village community and within easy reach of Bristol's vibrant city centre. Early viewing is highly recommended to fully appreciate the unique blend of history, charm, and practicality offered by this remarkable home.

Council Tax band: F

Tenure: Freehold



Boot Room/Utility Room

Office

8' 0" x 6' 0" (2.43m x 1.84m)

Reception Hall

Ground Floor Shower Room

Kitchen

16' 3" x 7' 2" (4.96m x 2.18m)

Sitting Room

16' 5" x 15' 0" (5.00m x 4.56m)

Study

Dining Room

17' 2" x 11' 11" (5.22m x 3.62m)

Inner Hall

Split Landing

Bedroom 1

15' 11" x 14' 9" (4.86m x 4.50m)

Bedroom 2

19' 0" x 12' 2" (5.80m x 3.70m)

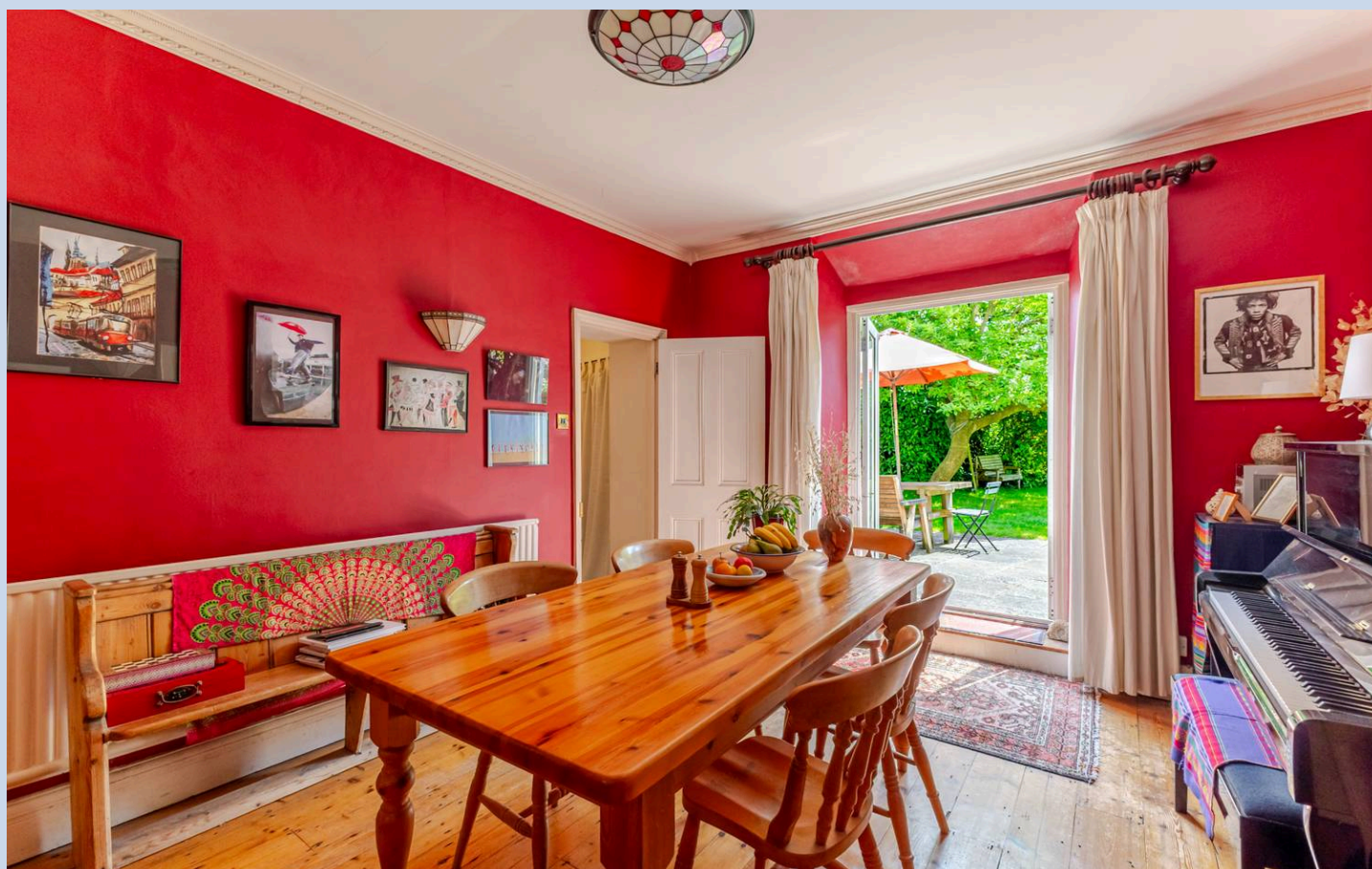
Bedroom 3

13' 10" x 9' 2" (4.22m x 2.80m)

Bedroom 4

11' 8" x 7' 7" (3.56m x 2.30m)

Family Bathroom





GARDEN

Double garage

1 Parking Space

Off street

3 Parking Spaces

Flax Bourton:

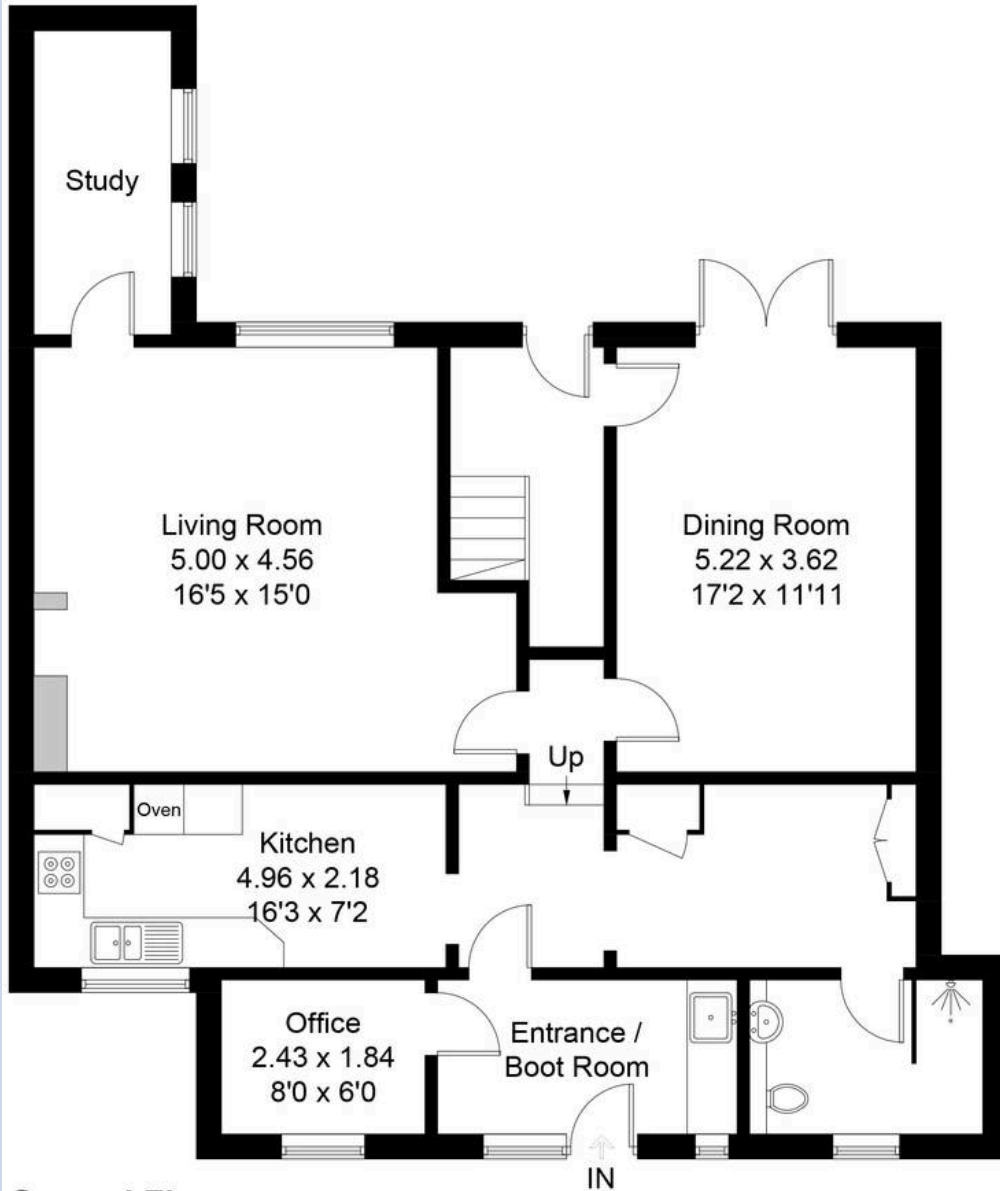
A picturesque village in North Somerset, offers a tranquil escape with charming cottages and green fields. Nature lovers relish woodlands and nearby Tyntesfield Estate. The close-knit community fosters warmth and support. Amenities like shops and pubs encourage socializing. Families appreciate the welcoming atmosphere and nearby educational facilities, including Flax Bourton C of E School and Backwell Senior. With easy access to Bristol, M4, M5 corridors, and Bristol Airport, it's an ideal place to raise children, surrounded by history, scenic beauty, and convenient connectivity.



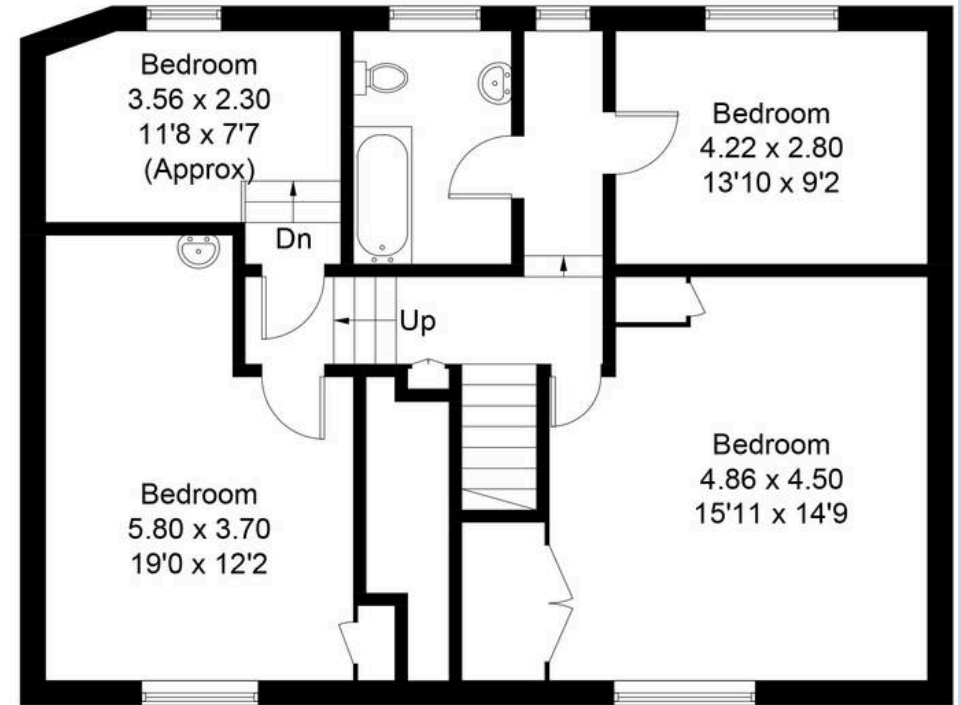


St. Michaels Cottage

Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1314544
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.
Floor Plan Produced by EPC Provision



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

