



MARSH COTTAGE MOORHOUSE LANE

HALLEN
BS10 7RT

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LOCATION

Hallen is a village location on the edge of Bristol that offers great access to the motorway network & Cribbs Causeway as well as The Blaise Castle Estate, Westbury-on-Trym village & Bristol city centre. The local Leisure Centre with a swimming pool and gym is within walking distance and there are a host of walks across the surrounding fields that could take you to Blaise Castle Estate as well as the local nature reserve or up to the Spanorium Skyway.

ACCOMMODATION

Please see the floorplan for all room measurements and the property layout.

GROUND FLOOR

ENTRANCE PORCH

The entrance porch is approached across the attractive garden via a path and gives the cottage a great meeting point that provides access to the main front room.

LIVING ROOM

The main living area is of good proportions with wood effect flooring, stairs leading up to the first floor, two double glazed windows to both the front and side aspects, radiator. The living room opens through to a Kitchen / Breakfast room behind.

KITCHEN / BREAKFAST ROOM

Fitted with a range of modern units, a sink unit, integrated appliances, wood effect floor, double glazed window, radiator, built in understairs storage cupboard, space for table and chairs, door to a utility / cloakroom.

UTILITY / CLOAKROOM

Fitted with a low level WC and a sink, wall mounted boiler and with space for white goods should someone want.

FIRST FLOOR

LANDING

With doors to:

BEDROOM ONE

A good sized double bedroom located to the front of the cottage with triple glazed windows to both the front and side aspects, radiator and built in wardrobes.

BEDROOM TWO

A second double bedroom with built in storage over the stairs radiator and triple glazed window.

SHOWER ROOM

A well appointed / fitted shower room with a modern suite that features a walk in shower cubicle, toilet and his and her basins. A skylight provides light, there are tiled surrounds and a heated towel rail.

OUTSIDE

GARDENS

The cottage benefits from an attractive walled front garden that enjoys a lawn, patio and colourful borders.

DRIVEWAY PARKING

There is brick paved driveway parking for 2 cars to the front of the property.







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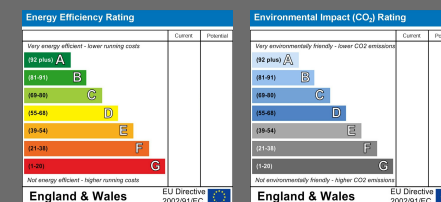
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Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm

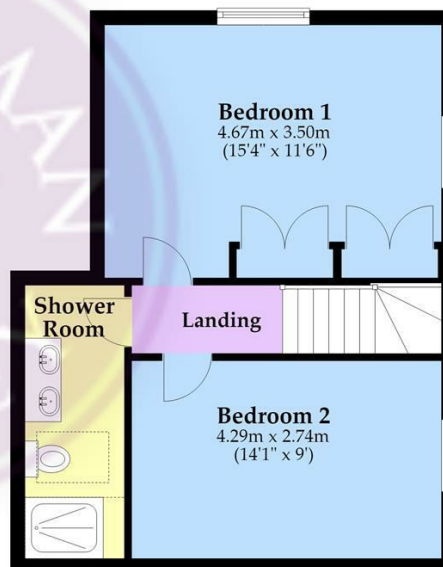
Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 79.3 sq. metres (854.0 sq. feet)

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.
Plan produced using PlanUp.

2 BEDROOMS
TENURE - FREEHOLD

1 RECEPTION ROOMS
IN ALL 854.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Period cottage offered with no onward chain
- Two double bedrooms
- Attractive garden

- Popular village location close to Westbury on Trym
- Superbly presented throughout
- Driveway parking