



## Rose Cottage, 3 Watery Lane, Nailsea

Guide Price £600,000





## Rose Cottage, 3 Watery Lane

Nailsea, Bristol

**This substantial late Georgian detached home is positioned within Nailsea's old village conservation area on the highly regarded Watery Lane.**

Thoughtfully extended over the years, the property offers spacious and flexible accommodation, combining the charm of a period home with the practicality required for modern family living.

An impressive 22ft lounge with deep sill windows and a log burning stove provides a warm focal point, while further reception rooms offer excellent versatility for dining, working from home or family use.

Altogether, Rose Cottage is a home that offers far more space and versatility than first expected.



## Practical Ground Floor Living

Everyday practicality has been carefully considered throughout the ground floor. A useful entrance area provides space for coats and shoes, while a downstairs WC and separate utility cupboard add to the everyday functionality of the home.

The kitchen/breakfast room sits to the rear of the property, enjoying a sunny outlook over the garden and fitted with a comprehensive range of units offering ample storage and workspace. A central breakfast island creates an informal seating area, with direct access out to the garden and through to the integral garage.

Well arranged for busy day to day living, this part of the house works particularly well for modern family life.



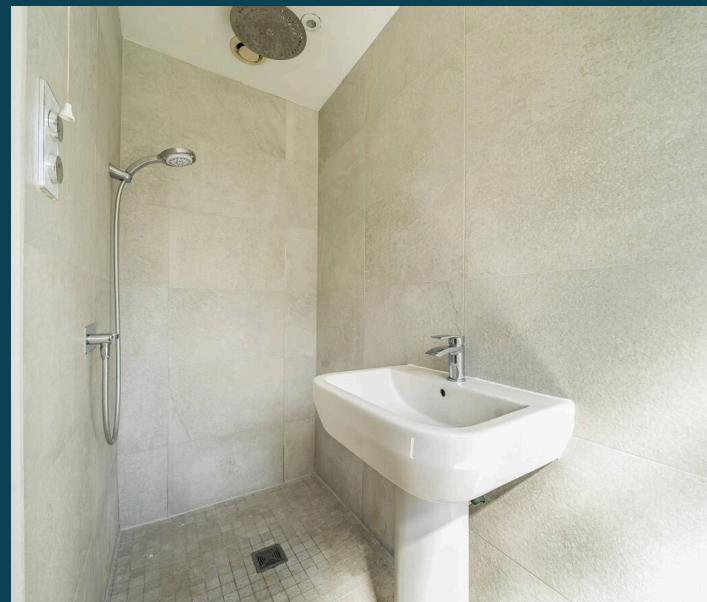


## First Floor Accommodation

Upstairs, the property continues to offer excellent space with five well proportioned bedrooms, four of which are comfortable doubles.

The principal bedroom enjoys a dual aspect outlook and is complemented by a recently refurbished en suite wet room, while a separate family bathroom serves the remaining rooms.

The bedroom sizes are one of the real strengths of the first floor, giving the house a comfortable and well balanced feel throughout.



## Outside Space And Setting

Outside, the property continues to offer a practical yet enjoyable family environment, with useful gated side access, driveway parking, an integral garage and a private rear garden designed to be both attractive and manageable.

The south westerly facing garden enjoys sunshine throughout the day and into the evening, with patio seating, lawn, mature shrubs, established borders and attractive stone walling creating an ideal setting for both entertaining and family use.

Watery Lane remains one of Nailsea's most sought after old village addresses, quiet and tucked away within the conservation area, yet still within easy reach of local schools, shops and everyday amenities.





## Nailsea And Surrounding Area

Nailsea is a well regarded North Somerset town, popular with families and commuters alike thanks to its excellent balance of everyday convenience and countryside surroundings.

The town offers strong transport connections, including a mainline railway station with direct routes into Bristol and London, regular bus links and straightforward access to the M5, making it a practical base for those travelling further afield.

Families are well served by a wide choice of primary and secondary schooling, while the town centre provides supermarkets, independent shops, cafés, healthcare services and a weekly market.

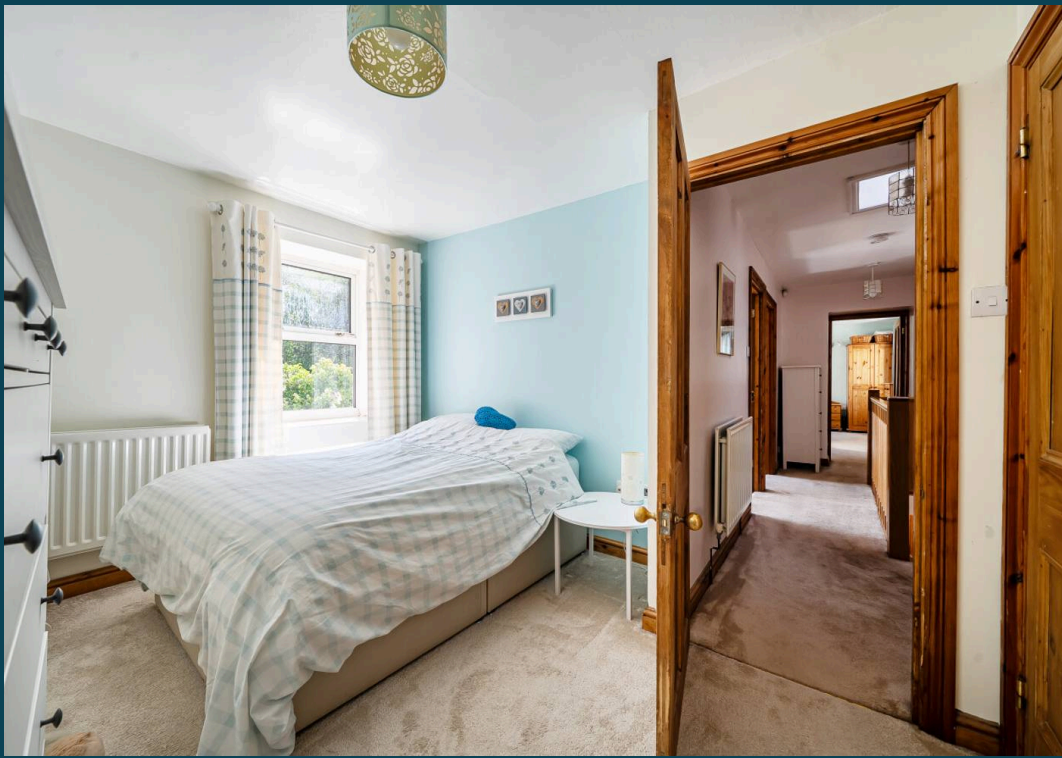
There is also easy access to green spaces, countryside walks and the wider North Somerset landscape, giving Nailsea a lifestyle that combines practicality with outdoor enjoyment.

### Material Information

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





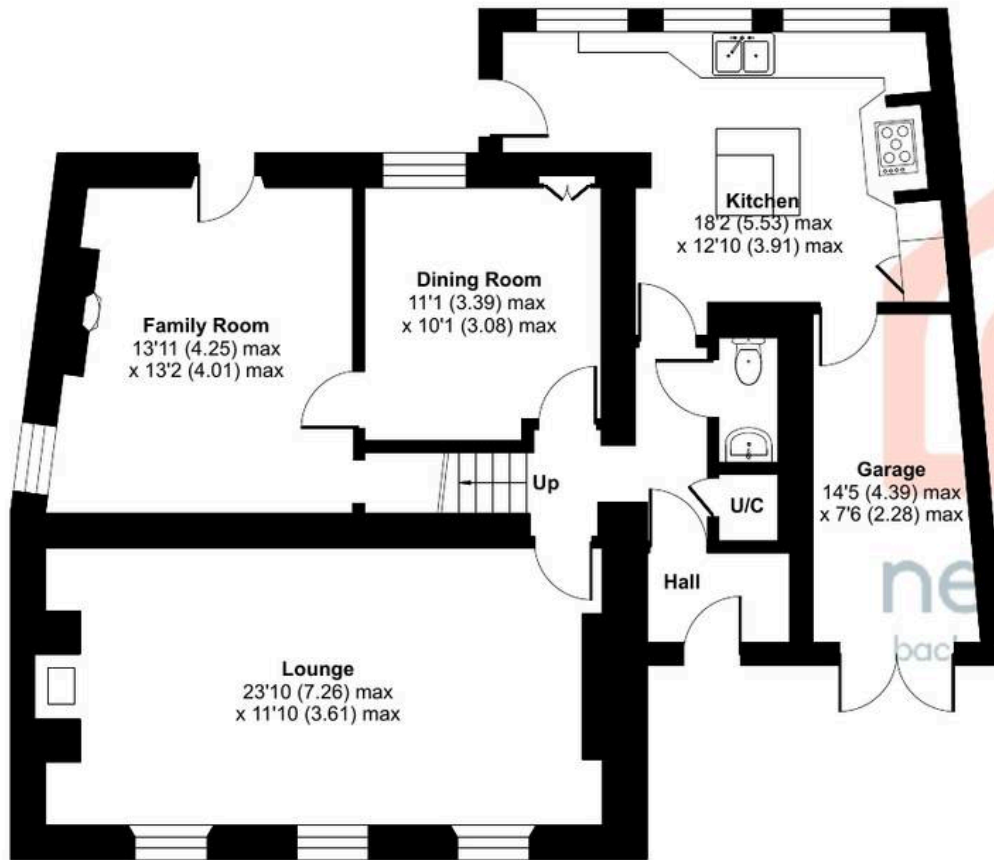
# Watery Lane, Nailsea, Bristol, BS48

Approximate Area = 1799 sq ft / 167.1 sq m

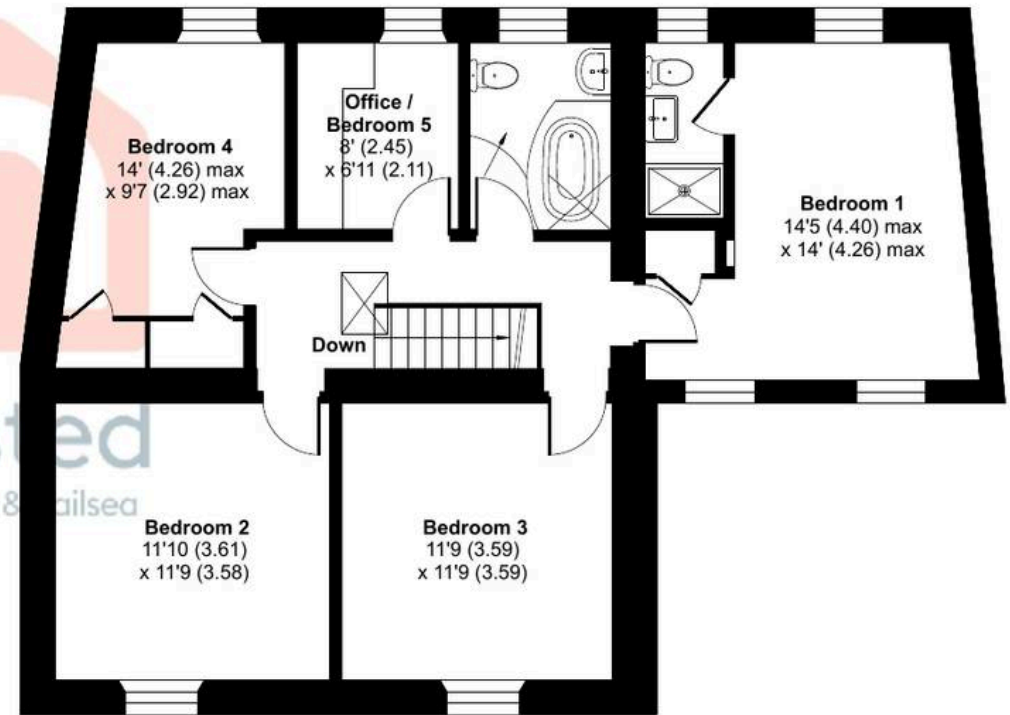
Garage = 92 sq ft / 8.5 sq m

Total = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



**Simon Russell @nested**

Fora, 9 Dallington Street, London - EC1V 0LN

01275 620 021 • [simon.russell@nested.com](mailto:simon.russell@nested.com) • [nested.com/](https://nested.com/)

