

Engine Common

£1,250,000

Forrest









Brookside Cottage, Engine Common Lane, Engine Common, Bristol, BS37 7PX

£1,250,000

Nestled within almost an acre of beautifully maintained, established gardens on the cusp of splendid open countryside, this exceptional family home combines generous proportions with a remarkable range of lifestyle amenities. Privately positioned behind mature boundaries and approached via an impressive lime tree-lined drive, the house unfolds across approx. 3,778 sq. ft of thoughtfully arranged accommodation, complemented by a self-contained annexe, a covered heated swimming pool, extensive garaging and a collection of ancillary buildings.

Believed to have originated as a pair of cottages, the house has evolved through a series of sympathetic extensions and careful reconfigurations to create a cohesive and versatile home of considerable character. Exposed timbers, vaulted ceilings and generous glazing sit comfortably alongside contemporary refurbishments, creating interiors that feel both inviting, versatile and highly functional.

A tiled entrance hall leads into a central reception space where an imposing sweeping staircase rises to a galleried landing above. The principal sitting room is rich in character, with exposed beams, attractive bay window and a wood burning stove set within a striking fireplace, creating a warm focal point. At the heart of the house is a recently reconfigured kitchen, dining and family room. Designed as a highly sociable space, it is fitted with an array of contemporary cabinetry beneath quartz worktops, incorporating a substantial peninsula breakfast bar and a bespoke window seat overlooking the gardens. Integrated appliances include double ovens, a wine fridge, dishwasher, induction hob and full-height fridge. Doors open directly onto the terrace, creating easy access between the interior and the surrounding landscaped gardens.

A conservatory, currently arranged as a formal dining room, enjoys triple aspect garden views and provides a wonderfully light filled setting for entertaining. Additionally, a substantial games room extends to over 27 ft in length, with contemporary bi-folding doors opening onto the terrace and drawing natural light deep into the spacious room. A separate study, finished with parquet flooring and overlooking the front lawn, offers a peaceful setting for home working.

One of the home's most distinctive features is the dedicated wellness suite. Complete with underfloor heating, sauna, shower facilities and space for both gym equipment and a hot tub, it has been thoughtfully designed as a private retreat, with doors opening directly onto a sheltered gravelled courtyard. Practical spaces have been equally well considered, with two utility rooms and a dedicated boot room providing ample storage for country living.

Rising to the first floor, the principal suite occupies a particularly private position and enjoys a superb rural aspect, vaulted ceiling, generous dressing room and an indulgent bathroom centred around a sumptuous, freestanding bath. A guest suite benefits from its own contemporary en-suite bathroom, whilst three further double bedrooms are served by a beautifully appointed family bathroom.

Positioned discreetly within one corner of the private grounds, the self-contained annexe provides tremendous flexibility. Arranged across two floors, it comprises a kitchen/dining room, separate sitting room, double bedroom and fitted bathroom. Equally suited to multigenerational living, guest accommodation or supplementary income, it represents a valuable extension to the main house.

The grounds are a defining and fantastic feature of the Brookside Cottage. Extending to just under an acre, they have been carefully cultivated to provide a series of distinct outdoor spaces. Sweeping lawns are interspersed with mature planting, specimen trees and an ornamental pond, whilst an expansive patio forms the setting for outdoor dining and summer gatherings. Adjacent sits the covered heated swimming pool, discreetly integrated into the landscape, with a productive kitchen garden beyond complete with raised beds. A range of outbuildings further enhances the property's versatility, including a double garage, double-width carport, stable, tack room, as well as store and plant room. Throughout the grounds, mature hedging and established planting create an extraordinary sense of privacy and seclusion.

Council Tax Band: E

EPC Grade: C





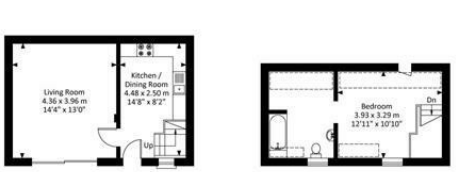


Brookside Cottage, Engine Common Lane, Yate, Bristol, BS37 7PX

Approximate Gross Internal Area = 3234.01 sq ft / 300.45 sq m
(Excluding Garage/ Cottage Area)
Garage = 634.85 sq ft / 58.98 sq m
Cottage Area = 544.97 sq ft / 50.63 sq m
Total Area = 4413.83 sq ft / 410.06 sq m

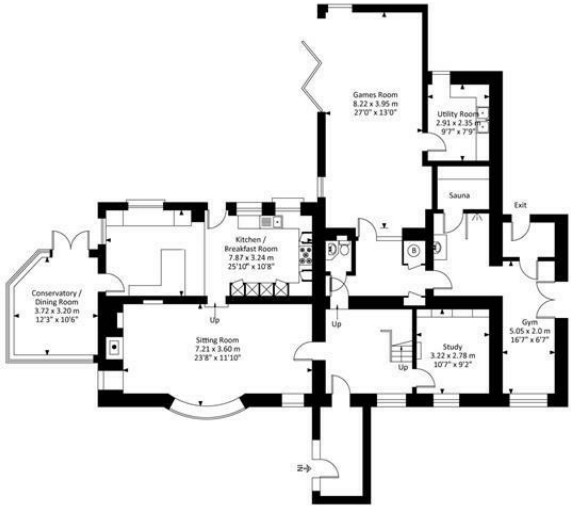
N

= Reduced Headroom Below 1.5 / 5'0



Cottage Ground Floor

Cottage First Floor



Ground Floor





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

40 Berkeley Square, Bristol, BS8 1HP
Tel: 01179 012552 Email: chris@forrestagent.co.uk