



GREGORYS
— ESTATE AGENTS —

By Lily



THE OLD TURNPIKE COTTAGE
210 SHORTWOOD HILL
BRISTOL
BS16 9PG
£650,000

A TRULY UNIQUE OFFERING TO THE MARKET - A BEAUTIFUL, DETACHED COTTAGE DATING BACK TO THE 16TH CENTURY, SET WITHIN EXPANSIVE GROUNDS, MEASURING APPROXIMATELY 2 ACRES WITH ASSOCIATED OUTBUILDINGS, INCLUDING THREE STABLES & A DOUBLE GARAGE.

This Grade II listed home is packed full of character and charm, both internally and externally. The grounds are currently being utilised as a small holding with three separate paddocks housing a small selection of animals. Furthermore, lawned gardens and paved patio areas provide the perfect place to sit and take in the peaceful setting. Various stone-built outbuildings benefit, three stables and a garage can be found within one detached building whilst a larger than double garage, complete with electric roller doors can be found accessed via the driveway and secure electric entrance gate. Superb open views of the historic Siston Court and the open countryside beyond are all there to be enjoyed.

Internally the property comprises an entrance lobby from the gardens and provides the perfect entrance to the home. The kitchen / diner comprises an impressive, recently re-fitted kitchen including Quartz work tops and integrated appliances. The lounge, what would have been two separate rooms, can be found to the front aspect with stunning curbed walls, multiple dual aspect windows and a large stone fireplace - a real wow factor. Both bedrooms are double in nature and can be found to the rear of the property, whilst the bathroom comprises a four-piece white suite including a separate bath and shower enclosure.

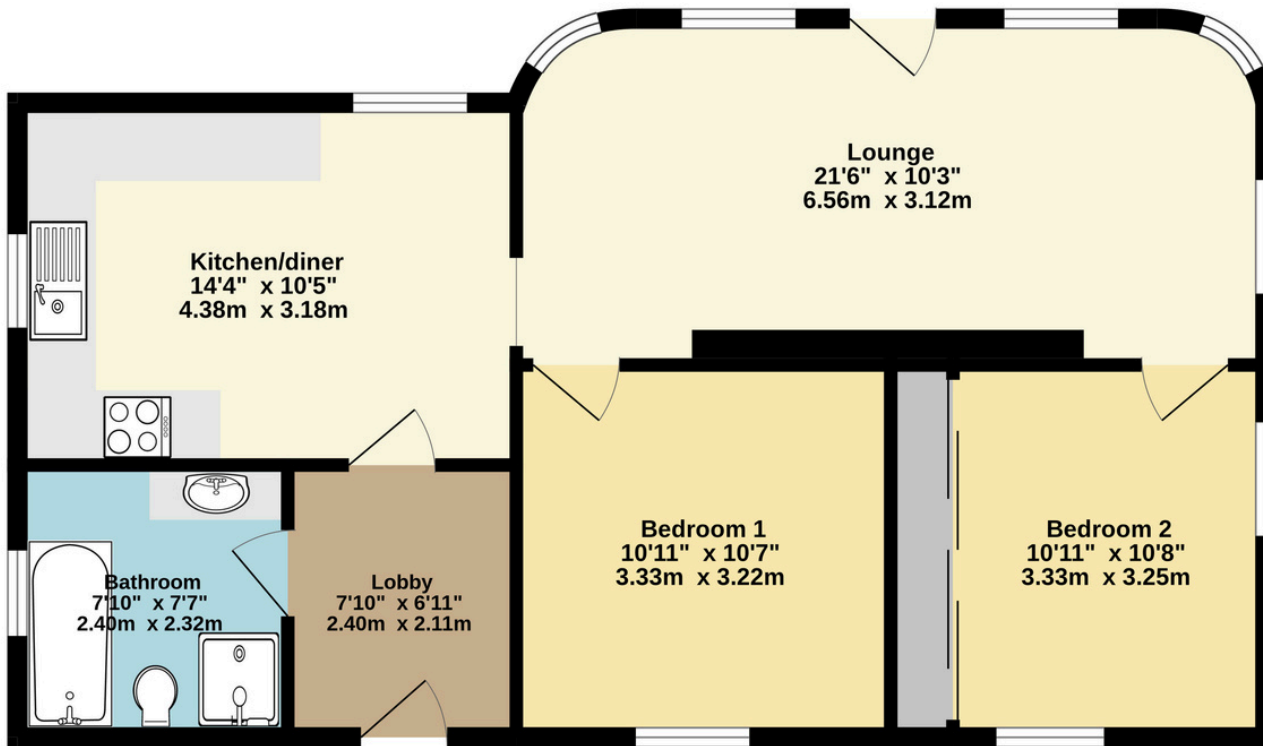
Offered to the market with no onward chain, this intriguing property represents an excellent opportunity for those buyers looking to take advantage of the array of outside facilities and grounds. Perhaps those that rent stables and paddocks separate from their main dwelling, or even those that fancy a change of lifestyle, taking the opportunity to have small farm animals.







Ground Floor
703 sq.ft. (65.3 sq.m.) approx.



Energy performance certificate (EPC)		
210 Skerwood Hill Skerwood RELS VIC	Energy rating F	Valid until: 22 December 2034
		Certificate number: 1134-4222-5409-0820-9222
Property type	Detached bungalow	
Total floor area	75 square metres	

Rules on letting this property

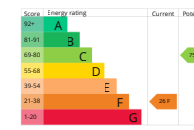
! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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