



## Willow Cottage

11 Stone Edge Batch, Tickenham, North Somerset, BS21 6SE



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An abundantly characterful and charming, fully refurbished, south facing family home with landscaped gardens and ample off-street parking in the popular village of Tickenham.

Fully refurbished, south facing, semi-detached family home with abundant character and charm | Open plan kitchen dining room with Britannia range cooker, freestanding island, bi fold garden doors and ample space for dining circa 8 people | Lovely, open plan sitting room with stone fireplace, log burner and engineered oak flooring throughout | Integral, fully insulated, barn conversion playroom with Velux skylights; external shed providing useful outdoor storage | Dual aspect principal suite with stunning exposed oak beams and A frame, dressing room and modern en suite | Characterful, dual aspect, second bedroom on the top floor with ample storage | Two further double bedrooms and a modern family bathroom | Lovely, south facing gardens with level lawn, sunken fire pit, well stocked borders and a range of specimen trees including a wonderful weeping willow; barbecue terrace with sink and water supply | Gated off street parking for circa four vehicles with EV charging | Popular semi-rural, village location within close proximity to Clevedon, Bristol, M5 and Bristol airport | EPC:

## Situation

Stone Edge Batch is located in the popular village of Tickenham which offers amenities including a Church of England primary school (Ofsted Good), village hall, Anglican church, garden centre, golf course and the popular Carriages cafe. The nearby towns of Clevedon and Nailsea provide abundant further amenities including supermarkets (Waitrose/Tesco/Aldi/Lidl), bars/ restaurants, sports clubs and transport links.

The M5 (J20) is a mere 2 miles to the west whilst Nailsea & Backwell Train Station is around 2.7 miles to the southeast with direct trains to London Paddington via Bristol Temple Meads. Bristol airport is a mere 6.6 miles away with direct flights to most European destinations.

Bristol is renowned for its schooling, both state and independent. Close by are leading independent schools: The Downs Preparatory School and Butcombe Prep in Clifton. There are Ofsted Good secondary schools in Nailsea, Clevedon and Backwell and leading independent secondary schools within easy reach including Clifton







College, Clifton High School, Bristol Grammar School, Redmaids, Badminton School for Girls and Sidcot.

#### For Sale Freehold

Dating back to the 1800s, Willow Cottage is a semi-detached, period home with character and charm in abundance, comprehensively refurbished to a very high standard around six years ago. The house now makes an impossibly charming, turnkey family home in a very convenient, commuter location with close proximity to Bristol, Nailsea and Backwell train station, the M5 and Bristol airport.

The house is approached via a gated, gravel drive with parking for four vehicles and EV charging. A gravel path leads through landscaped gardens to the house which is accessed via double glazed, French doors into the kitchen dining room. This room is stunning with a triple aspect and a south facing orientation affording it ample natural light. Double glazed, bi fold sliding doors lead out onto a flagstone barbecue terrace, ideal for indoor/outdoor living during the summer months. The kitchen is charming with exposed oak beams yet contemporary and stylish with integrated appliances including a Britannia range cooker with two ovens, a six-ring gas hob with extractor, Indesit dishwasher (1 year old), Hoover washing machine (subject to negotiation), Bosch microwave oven and a Bosch fridge freezer.

Engineered oak flooring runs throughout the ground floor and a freestanding island with timber worktops provides ample workspace along with surrounding timber worktops with integrated Belfast sink and ample wall and base units for storage. Upcycled scaffold shelving provides further useful storage. The dining area is light, airy and spacious with ample room for dining circa 8 people (dining table subject to negotiation). Three contemporary, pendant light fittings create a warm, ambient light for evening dining and entertaining.

The open plan living room is equally charming with engineered oak flooring throughout and ample light via two south facing, double glazed uPVC casement windows with blinds. Two modern radiators kick out heat and a stone / red brick fireplace with modern log burner and flagstone hearth provides a charming centrepiece to the room. The lamps are conveniently integrated with the electrics and further upcycled scaffold shelving provides useful storage. Adjacent is a modern, tiled WC with opaque window, spots and a modern radiator.

The current owners have further improved the property by fully insulating and refurbishing the barn and integrating it with the house, creating a fantastic playroom with three modern radiators and two Velux windows with blinds creating a lovely, light and warm space. Engineered oak flooring and an exposed stone gable wall provides abundant character and a wall mounted television is subject to





negotiation. The room is accessed via a flagstone porch with new radiators and the original front door which leads to the garden. A rear door leads to a useful, recently built, timber framed shed with electrics, ideal for bikes and outdoor storage.

A lovely, carpeted, timber staircase with spindles and handrails, a large window and three contemporary pendant light fittings above leads up to the first-floor landing. The principal suite at the end is simply stunning with exposed oak beams and a fantastic A frame. A dual aspect and two large Velux windows with blackout blinds flood the room with light. There are delightful views over the garden with lots of bird life to enjoy as well as a fitted LG television (subject to negotiation). The fully tiled, en suite is contemporary yet characterful with exposed beams, a double wall mounted sink with large mirror and cabinetry and a double walk-in rain shower with a curved screen, alcove shelving and excellent water pressure. The adjacent dressing room has plenty of light with fitted wardrobes and houses the boiler (circa 6 years old).

Bedrooms three and four, also on the first floor, are both carpeted doubles with a south facing orientation, spot lighting and ample natural light via Velux and double-glazed windows. Bedroom three benefits from a large integrated wardrobe. Bedroom two is located on the second floor and is abundantly charming with further exposed oak beams, integrated shelving and bedside alcoves with lighting. Two Velux windows with blackout blinds and a double-glazed picture window provide ample light and lovely views. An integrated wardrobe and a further cupboard on the landing provide excellent storage.

#### Outside

Externally, a flagstone barbecue terrace with sink and water supply off the kitchen provides a perfect spot for al fresco dining with well stocked borders with climbers including Clematis and Honeysuckle providing colour and scent. A further gravelled terrace off the kitchen provides a lovely spot for morning coffee. A few steps lead up to delightfully, landscaped, level lawns with well stocked borders of shrubs and perennials providing abundant summer colour as well as a number of specimen trees including a palm and wonderful weeping willow. A sunken fire pit area provides a further spot in which to relax or entertain.

Services: LPG tank, mains water and electric.

Local Authority: North Somerset Tel: 01934 888 888  
Council Tax: Band E

Directions: Post Code BS21 6SE

Viewing: Strictly by appointment with Rupert Oliver Property Agents

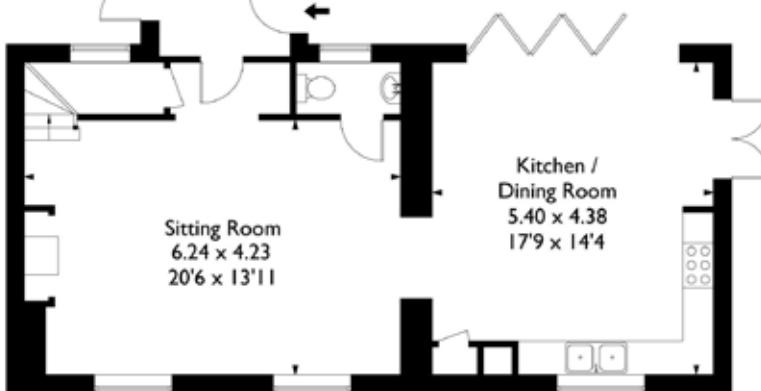
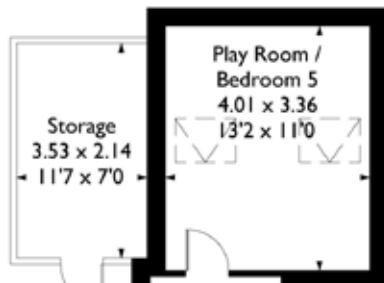


# Stone Edge Batch, Tickenham BS21 6SE

Approximate Gross Internal Area 154.40 sq m / 1662.30 sq ft

Storage Area 7.60 sq m / 81.30 sq ft

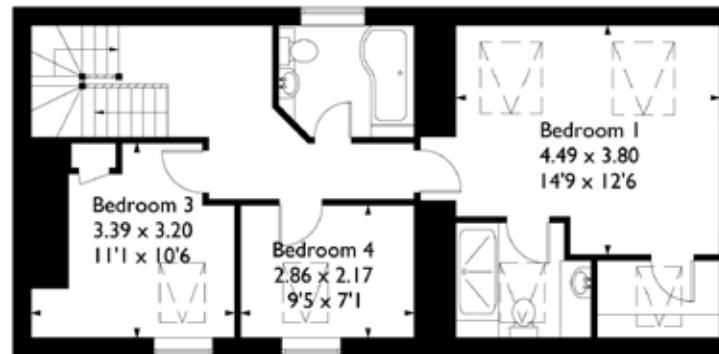
Total Area 162.0 sq m / 1743.60 sq ft



Ground Floor



Second Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.