



Mill Lane,
Bristol, BS36 2AA

**Guide Price: Offers In
Excess Of £1,000,000**

Property Features

- Character Property
- Five Bedrooms
- Dating Back to 1760
- Sitting Room With Inglenook Fireplace
- Study with Open Fireplace
- 2 Further Reception Rooms
- Kitchen/Breakfast Room
- 3 Shower Rooms & Family Bathroom
- Approx Half An Acre Plot
- 2 Double Garages, Workshop and Games Room

Full Description

Description

Situated in the pretty village of Frampton Cotterell, The Close, Mill Lane is an 18th century Longhouse dating back to 1760. We believe from the 1820's to sometime before WW1 the property was a Public House called The New Inn, it was also a meeting place for Frampton Cotterell Feltmakers Friendly Society. The property was derelict in the 1980's and then fully renovated to modern day standards in the 90's. The offers a unique blend of historical character and modern living. With five spacious bedrooms and four well-appointed bathrooms, this property is perfect for families needing versatile accommodation within a tranquil generous plot.

As you enter, you are greeted by an inviting atmosphere, enhanced by the character features and original fireplaces that adorn the home. The four reception rooms provide ample space and have the flexibility to use as required. There is a ground floor shower room, beautifully appointed family bathroom, along with two additional shower rooms.

The property boasts significant potential for further development, with the possibility of creating an annexe, subject to planning permission. This flexibility allows for a variety of living arrangements, whether it be for extended family or as a rental opportunity.

Outside, the property is equally impressive, featuring parking for up to 6 vehicles, two double garages, a workshop and a super games room offers a perfect retreat for leisure activities.

With its prime location on Mill Lane, this home is a rare find and is sure to attract those looking for a unique and spacious family home in a picturesque setting.



Entrance Via

UPVC double glazed door with obscure glazed side panel to entrance porch, original wooden door with thumb latch door handle to entrance hall, stairs to first floor accommodation, UPVC double glazed window to rear aspect, double radiator, cupboard housing consumer unit, doors to -

Study

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window to front aspect with window seat, double radiator, exposed beam, feature fire place with cast iron fire and tiled surround.

Living Room

15'4 x 12'10 (4.67m x 3.91m)

UPVC double glazed windows to front and rear aspect, with window seat, inglenook fire place with wood burning stove and stone hearth and original bread oven, exposed beam, door with thumb latch handle to -

Dining Room

13'1 x 12'10 (3.99m x 3.91m)

UPVC double glazed window to front aspect, exposed beam, doors to sun lounge and kitchen.

Sun Lounge

18'0 x 11'10 (5.49m x 3.61m)

UPVC double glazed windows and sliding patio doors to rear garden, 2 x double radiator, wall light points, door to -

Hall

UPVC double glazed window to rear aspect, spot lighting, tiled floor, door to

Shower Room

8'2 x 6'0 (2.49m x 1.83m)

Obscure UPVC double glazed window to side aspect, fully tiled shower cubicle with Mira shower, WC, wash hand basin with vanity unit under, tiled splash backs, extractor fan.

Kitchen/Breakfast Room

14' 0 x 12'10 (4.27m 0.00m x 3.91m)

UPVC double glazed window to front aspect, range of fitted wall and base units with wood effect roll edge work surfaces over, integral Bosch dishwasher and fridge, 1 1/2 bowl sink unit with mixer tap, spot lighting, tiled floor, tiled splash backs, space for range style cooker with extractor fan over, radiator, stairs to first floor accommodation, feature exposed stone, door to -



Utility Room

11'10 x 5'5 (3.61m x 1.65m)

UPVC double glazed windows to rear and side aspects, part glazed door to rear garden, fitted wall and base units, plumbing for washing machine, space for tumble drier, tiled splash backs, wall mounted Glow Worm central heating boiler, spot lighting,

Landing

UPVC double glazed window to front aspect, door to 2nd floor landing, doors to -

Bedroom 1

15'5 x 12'10 (4.70m x 3.91m)

UPVC double glazed windows to front and rear aspect with window seat, double radiator, range of fitted wardrobes and drawers providing shelving and hanging space.

Jack and Jill Bathroom

15'4 x 12'10 (4.67m x 3.91m)

UPVC double glazed windows to front and rear aspect, fully tiled walk in shower cubicle with rain shower and hand held shower, WC, panelled bath with tiled splash backs, wash hand basin with vanity unit under, heated towel rail, tiled floor, spot lighting, door to -

Bedroom Room/Sitting Room

13'1 x 12'10 (3.99m x 3.91m)

UPVC double glazed windows to front and rear aspects, double radiator, airing cupboard housing hot water tank, access to loft space, door to first floor landing.

Shower Room

Walk in fully tiled shower cubicle, WC, wash hand basin with vanity unit under, heated towel rail, mirror with lighting.

Bedroom

12'10 x 8'8 (3.91m x 2.64m)

UPVC double glazed window to front aspect, double radiator.

Second Floor Landing

Velux window, radiator, access to loft space, doors to -

Bedroom

16'10 x 12'10 (5.13m x 3.91m)

UPVC double glazed window to front aspect, two Velux windows, double radiator, range of fitted wardrobes with shelving and hanging space, TV point.

Bedroom

12'10 x 12'2 (3.91m x 3.71m)

UPVC double glazed window to front aspect, Velux window, built in cupboard, feature exposed beam, radiator, TV point.



Shower Room

7'2 x 6'7 (2.18m x 2.01m)

Obscure UPVC double glazed window to front aspect, double radiator, laminate flooring, WC, wash hand basin with vanity unit under, walk in fully tiled shower cubicle, feature exposed beam, double radiator, extractor fan, spot lighting.

2 Double Garages & Workshop

Two double garages with power and light and up and over doors, separate work shop with power and lighting.

Games Room/Office/Studio

16' 2 x 14'9 (4.88m 0.61m x 4.50m)

Personnel door, power and light.

Front Garden

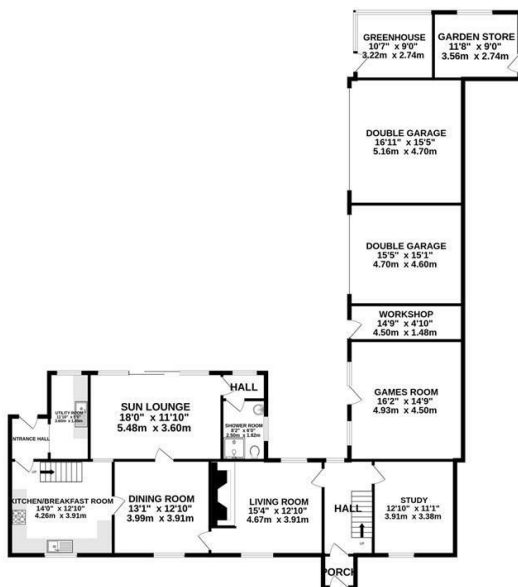
Enclosed by stone wall with stone pathway and iron gate leading to front door, mature shrubs and planting.

Rear Garden

The rear garden is accessed via a five bar gate opening into an extensive plot, driveway providing substantial off street parking, the grounds are laid mainly to lawn and orchard, with variety of shrubs, enclosed by fence and stone wall, enclosed fence area currently providing secluded area with bee hives, patio seating area with pergola with mature wisteria, gate providing access to the River Frome, plot extends over the River Frome, green house and garden store.



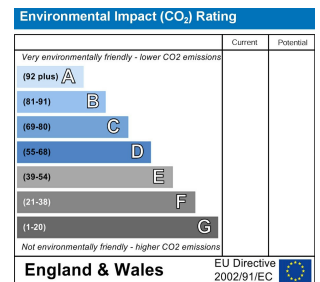
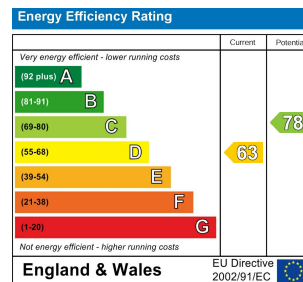
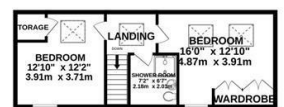
GROUND FLOOR
2145 sq.ft. (199.3 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 3367 sq.ft. (312.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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