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Grove View, Bristol, BS16 1DS

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Bristol,
BS16 1DS

£375,000

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Nestled in the picturesque Grove View, Stapleton, Bristol, this charming end terrace period cottage presents a unique opportunity for both professionals and those seeking a tranquil retirement home. Spanning an impressive 872 square feet, this period cottage boasts a natural stone façade and offers breathtaking views over the River Frome valley, making it a delightful retreat. The property features well-proportioned accommodation, including two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen, complemented by a rear lean-to, is functional and well-equipped, perfect for culinary enthusiasts. On the first floor, you will find two spacious double bedrooms, each offering splendid views. A generously sized bathroom completes the upper level, ensuring comfort and convenience. Externally, the property is graced with a generous rear garden, bursting with an array of 'cottage garden' flowers, interesting plants, and fruitful bushes, creating a vibrant outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature.













Entrance
Feature panelled entrance door into ...

Hall
Cupboard containing electric fuse box, dado rail, radiator, staircase to first floor with a useful understairs shelved recess, period ceiling coving.

Lounge 11'6" x 11'2"
Feature cast iron fireplace with a decorative inlaid tiles and black marble hearth, period ceiling coving and period style ceiling rose, radiator, double glazed sash window with lovely open outlook onto green space and tree line beyond.

2nd Sitting Room/Dining Room 12'11" x 10'7"
Double glazed sash window to side with a lovely tree lined outlook towards the Frome Valley, radiator, feature cash iron fireplace with inlaid pictorial tiles and black marble hearth.

Kitchen 11'10" x 6'5"
Fitted with a range of white timber grain effect wall, floor and drawer storage cupboards, timber grain effect working surfaces, vinyl timber grain effect flooring, position for gas cooker, washing machine and upright fridge/freezer, splash back tiling, single drainer stainless sink unit, door onto rear lean-to.

Rear Lean-To 10'2" x 5'10"
Aluminum framed and glazed with access onto the rear garden.

First Floor Landing
Access to an insulated and boarded roof space via a wooden pull down ladder, dado rail

Bedroom 1 11'2" x 13'9"
Radiator, double glazed sash window to front with lovely elevated views towards the Frome Valley, large walk in wardrobe with a double glazed sash window, wall mounted gas fired combination boiler serving central heating and hot water.

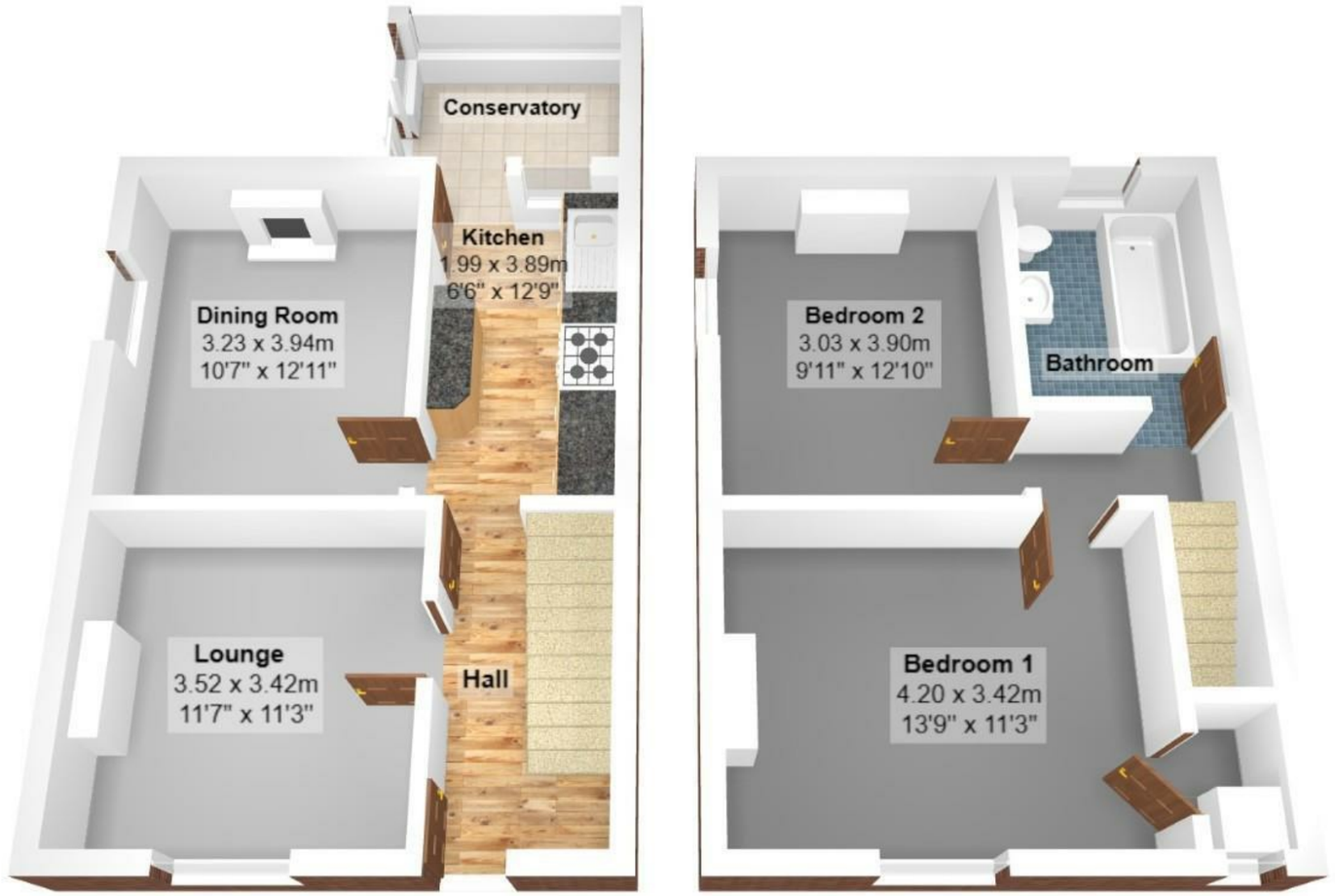
Bedroom 2 12'10" x 9'10"
Radiator, double glazed sash window with lovely elevated views towards the Frome Valley.

Bathroom 9'8" x 7'3"
Elegant white suite of pannelled bath with a Victoria style mixer shower attached over. Low level w.c. and pedestal wash hand basin, timber grain effect vinyl floor covering, splash back tiling, multi paned and decorative glazed window to rear, radiator.

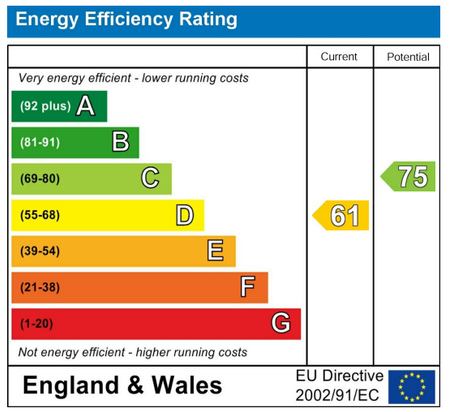
Exterior
The particular feature of the sale is the generous size rear garden offering a colourful display of plants, fruit trees and young specimen trees. The rear garden benefits from a high degree of privacy and outstanding eye level views towards the Frome Valley and tree line together with a paved patio surface ideal as a seating area to take full advantage of the surroundings and outlook. The rear garden stands within a combination of wrought iron fenced and natural stoned wall boundaries a side pathway and gate leads to the front of the property.

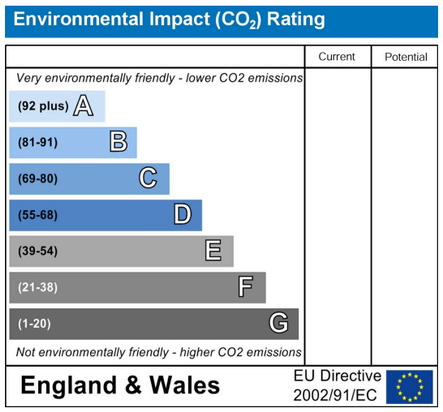
AML (Anti money laundering)
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Tenure: Freehold
Council Tax Band: C



- Charming stone-fronted cottage
- Outstanding River Frome views
- Lovely original character and charm
- Perfect retirement home or active professionals
- 2 double bedrooms
- Spacious bathroom
- Generous rear garden
- Abundant cottage flowers
- Side access available
- Viewing recommended





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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