



## Glen Ellen Ram Hill, Coalpit Heath, Bristol

- Extended Detached House
- Renovated to High Standard
- Master Suite Fitted Wardrobes (Ensuite 16' New Bathroom)
  - New Bathroom
- Large Driveway with Electric Gated Access
- Situated in approx 2.32 Acres
- 4 Double Bedrooms with Fitted Wardrobes (2 En-Suite New Shower Rooms)
- New Fitted Kitchen/Diner & Utility
- Living Room & Conservatory
- Sought After Location Ready to Move In!

**£975,000**

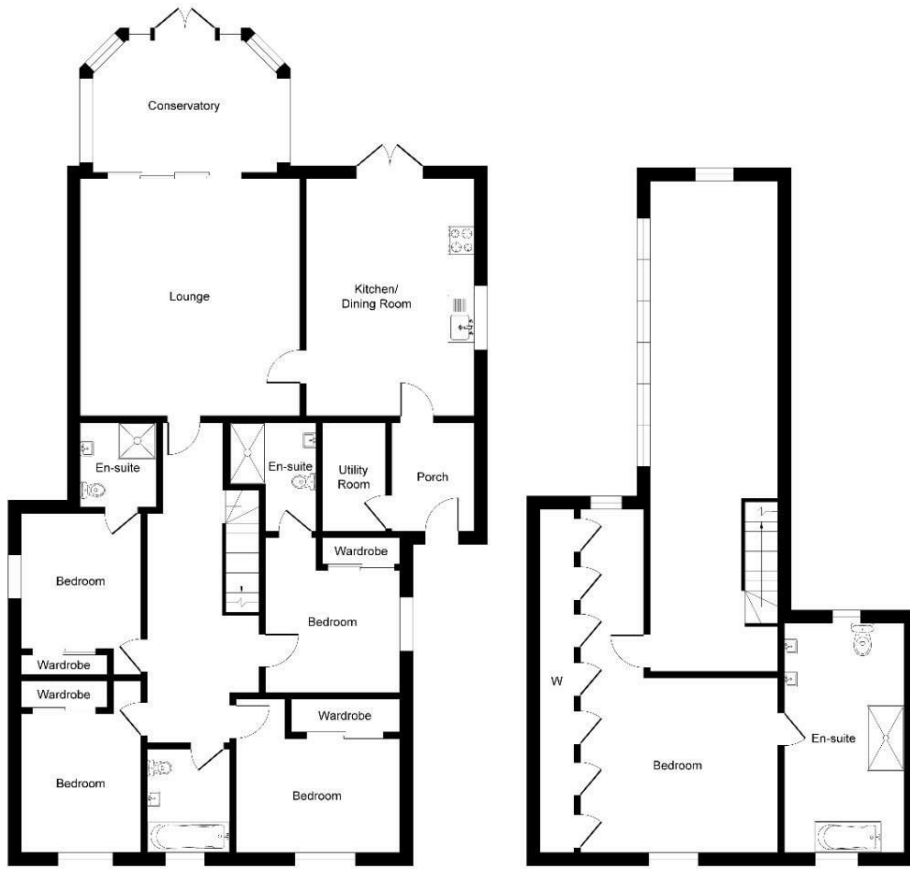




Nestled in the charming locale of Ram Hill, Coalpit Heath, Bristol set within a generous 2.32 acres is this exquisite house that presents an exceptional opportunity for those seeking a blend of modern luxury and tranquil countryside living. Spanning an impressive 2,142 square feet, the property has undergone meticulous renovation in 2024, ensuring it is entirely new and ready for its first occupants. This most impressive home is designed for both relaxation and entertainment. Upon entering, you are greeted by a welcoming porch that leads to a contemporary fitted kitchen and dining area, perfect for family gatherings. The spacious lounge, enhanced by bifolding doors, opens seamlessly into a bright conservatory, creating an inviting space for leisure and socialising. The inner hallway leads to four well-appointed double bedrooms, each featuring bespoke fitted wardrobes, with two bedrooms benefiting from ensuite shower rooms. A stylish family bathroom completes the ground floor. Venturing upstairs, you will discover a remarkable 37-foot converted loft room, offering versatile usage, alongside a master suite that boasts fitted wardrobes and a luxurious four-piece bathroom, ensuring comfort and privacy. Accessed through secure electric gates, the property features a large driveway with ample parking, including an electric vehicle charging point, catering to the demands of modern living. This unique residence is a rare find, and we highly recommend a viewing to fully appreciate the quality and charm it has to offer. Whether you are in search of a family home or a peaceful retreat, this stunning property in Coalpit Heath is sure to leave a lasting impression.







Ground Floor

First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		64	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			

EU Directive 2002/91/EC

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### Porch

Double glazed door, tiled flooring, radiator, ceiling spotlights, double glazed door into Kitchen and Oak door into

### Utility Room

6'2" x 4'6"

Range of new wall and base units with with Granite work surface over, spaces washing machine and tumble dryer, tiled flooring, ceiling spotlights.

### Kitchen/Diner

18' x 12'1"

Double glazed window to the side and double glazed French doors opening to the rear, range of newly fitted wall, drawer, display and base units with under lighting, granite works surfaces over, kick board lights, sink with mixer tap over, Built in Bosch double oven and microwave, induction hob with cooker hood over, integrated appliances that include, dishwasher, full length fridge and freezer, two pull out pantry cupboards, built in wine rack, space for table and chairs, tiled flooring, ceiling spotlights, Tv point, radiator, Oak door into

### Lounge

18'3" x 18'

Double glazed bi-folding doors opening to the conservatory, further Oak door opening to the inner hallway, Karndean oak flooring, Tv multi media access points, two radiators.

### Conservatory

14' x 9'1"

Double glazed construction on dwarf wall with polycarbonate roof, radiator, Tv point,

double glazed French doors opening to the rear garden, tiled flooring.

### Inner Hallway

Bespoke open plan oak and glass stairway to 1st floor, Karndean Oak flooring, radiator, ceiling spotlights, oak doors into

### Bedroom Two

11'7" x 10'4"

Double glazed window to the side, Sharps fitted wardrobes, Karndean oak flooring, Tv point, radiator, ceiling spotlights, oak door into

### En-Suite

6'10" x 6'10"

New white suite comprising walk in double shower with glass screen and rainshower over, WC, vanity wash hand basin with drawers under, floor to ceiling Porcelanosa porcelain tiles, extractor fan, ceiling spotlights, heated towel rail.

### Bedroom Three

11'6" x 9'5"

Double glazed window to the side, Sharps fitted wardrobes, Karndean oak flooring, Tv point, radiator, ceiling spotlights, oak door into

### En-Suite

6'10" x 6'6"

New white suite comprising walk in double shower with glass screen with rainshower over, WC, vanity wash hand basin with drawers under, floor to ceiling Porcelanosa porcelain tiles, extractor fan, ceiling spotlights, heated towel rail.

### Bedroom Four

13'7" into bay x 11'11"

Double glazed window to the front, Sharps fitted wardrobes, Karndean oak flooring, Tv point, radiator, ceiling spotlights.

### Bedroom Five

11'7" x 9'2"

Double glazed window to the front, Sharps fitted wardrobes, Karndean oak flooring, Tv point, radiator, ceiling spotlights.

### Bathroom

7'7" x 5'6"

Double glazed window to the front new white suite comprising, tiled bath with rainshower over, vanity wash hand basin with cupboard under, concealed cistern WC, storage cupboard over, floor to ceiling Porcelanosa porcelain tiles, extractor fan, ceiling spotlights, heated towel rail.

### 1st Floor Landing Converted Loft Area

37'3" x 9'7" max (reduced head height)

Double glazed Velux window to side, double glazed windows to side and rear, two radiators, ceiling spotlights. Oak door into

### L- Shaped Master Suite

17'4"- 9'2" x 15'-7'8"

Double glazed window to rear and front with views, built in Sharps fitted wardrobes to one wall, with matching headboard, side tables and dressing table, ceiling spotlights, Tv point, two radiators. Oak door into

### En-Suite

16'7" x 10'7"

Double glazed Velux window to the front with views and double glazed window to the rear,

new white suite comprising, stand alone roll top bath with shower attachment, walk in double shower with glass screen and rainshower over, double vanity wash hand basins with storage under, WC, two heated towel rails, radiator, extractor fan, ceiling spotlights, built in Tv, Porcelanosa porcelain tiles.

### Outside

The front is enclosed with stone built wall with electric gated access, large block paved parking to the front with EV charging port, outside tap and block paved area leading to the rear of the property.

The rear garden (plot sizes approx 2.32 acres of land) mainly laid to lawn with large raised pond, two greenhouses, open steel shed, outside tap, gated access to the rear with access leading onto Ram Hill.

### Agents Note

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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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if you are not ready to sell, we can arrange a free valuation through our national network of Hunters estate agents.



### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

80-82 Station Road, Yate, Bristol, BS37 4PH

Tel: 01454 313575 Email:

yate@hunters.com <https://www.hunters.com>