

HUNTERS[®]

HERE TO GET *you* THERE



The Street

Olveston, BS35 4DR

£675,000



Council Tax:



Peacehaven The Street

Oveston, BS35 4DR

£675,000



"Peacehaven" represents an exciting opportunity to own a beautifully restored grade II listed character home that is centrally located within the highly sought after village of Oveston. Having been painstakingly renovated and refurbished to a very high specification, this handsome cottage has been thoughtfully modernised to provide the perfect balance of incorporating modern comforts, whilst retaining a wealth of original period features. Internal viewings enthusiastically encouraged..... No Chain!

Entrance

Via the entrance door into the porch, with the original beautifully restored front entrance.

Entrance Lounge

14'1" x 11'7" (4.30m x 3.54m)

Restored original flagstone flooring, an ornate cast iron open fireplace, and a traditional sash window with shutters. Cast iron radiator and beautifully restore original doors leading to the kitchen, lounge and rear hall.

Lounge

11'7" x 10'5" (3.54m x 3.18m)

Restored sash window with shutters to the front aspect. Victorian-style open fireplace with marble mantel piece and cast-iron radiator.

Kitchen/Diner

19'1" x 13'8" (5.82m x 4.18m)

Stunning luxury, extra-height Shaker-style units with complementary worktops, incorporating a breakfast bar and space for a dining table. Fitted with a full range of integral Bosch appliances, including fridge-freezer, oven and grill, microwave, five-zone induction hob with hood, and an instant hot water tap over a ceramic one and half bowl sink.

Double doors open onto the garden, with a large glazed rear window and charming bay window with built-in seating to the front. Additional Shaker-style cabinetry provides a display area and houses the Worcester Bosch gas combination boiler, supplying hot water and central heating. Cast iron radiator and luxury vinyl tile (LVT) flooring complete this impressive space.

Rear Hallway

Flagstone-effect flooring with a utility area beneath the stairs, incorporating a worktop with space for a washing machine. Stairs rise to the first floor, and a door leads directly out to the rear garden.

Downstairs Shower Room

Featuring a double-glazed obscure window, flagstone-effect flooring, and a spacious walk-in shower with stylish herringbone waterproof wall panelling. A modern vanity unit with sink, WC, and a designer gold towel radiator complete the space.

Bedroom 4/Reception

10'5" x 8'11" (3.18m x 2.74m)

Double glazed window overlooking the rear garden, with cast iron radiator.

LANDING

Bedroom 1

12'3" x 11'10" (3.74m x 3.63m)

Original sash window to the front aspect, featuring an ornate cast iron open fireplace and cast iron radiator.

Bedroom 2

11'11" x 11'10" (3.65m x 3.63m)

Original sash window to the front aspect, featuring an ornate cast iron open fireplace and cast iron radiator.

Tel: 01454 411522

Bedroom 3

10'10" x 9'0" (3.32m x 2.76m)

Double glazed window overlooking the rear garden, with cast iron radiator.

Bathroom

Luxury bathroom featuring a double-glazed obscure window, cushioned Victorian tile-effect flooring, and an ornate claw-foot bath with shower attachment. The space also boasts a vanity unit with inset twin sinks set into a marble top, a walk-in shower with a large recessed shower head and herringbone waterproof wall panelling, WC, and a chrome and white Victorian-style heated towel radiator.

Front

The property's striking facade is set behind a wall border, with a gated pathway leading to the grand front porch. Neatly paved areas flank the pathway, while a private driveway offers off-street parking for one small vehicle. There is also gated side access to the rear garden.

Rear

From its elevated position the rear garden encapsulates panoramic views of the surrounding area. Fully enclosed and predominantly laid to lawn, it

features inviting patio areas perfect for outdoor dining and relaxation. Well-established shrub borders and a mature apple tree lend a charming rustic cottage feel, while the space also provides access to the original outbuilding and a gated side entrance leading to the front of the property. (this side entrance can also be used as an emergency exit from the neighbouring property).

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; TBC

Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



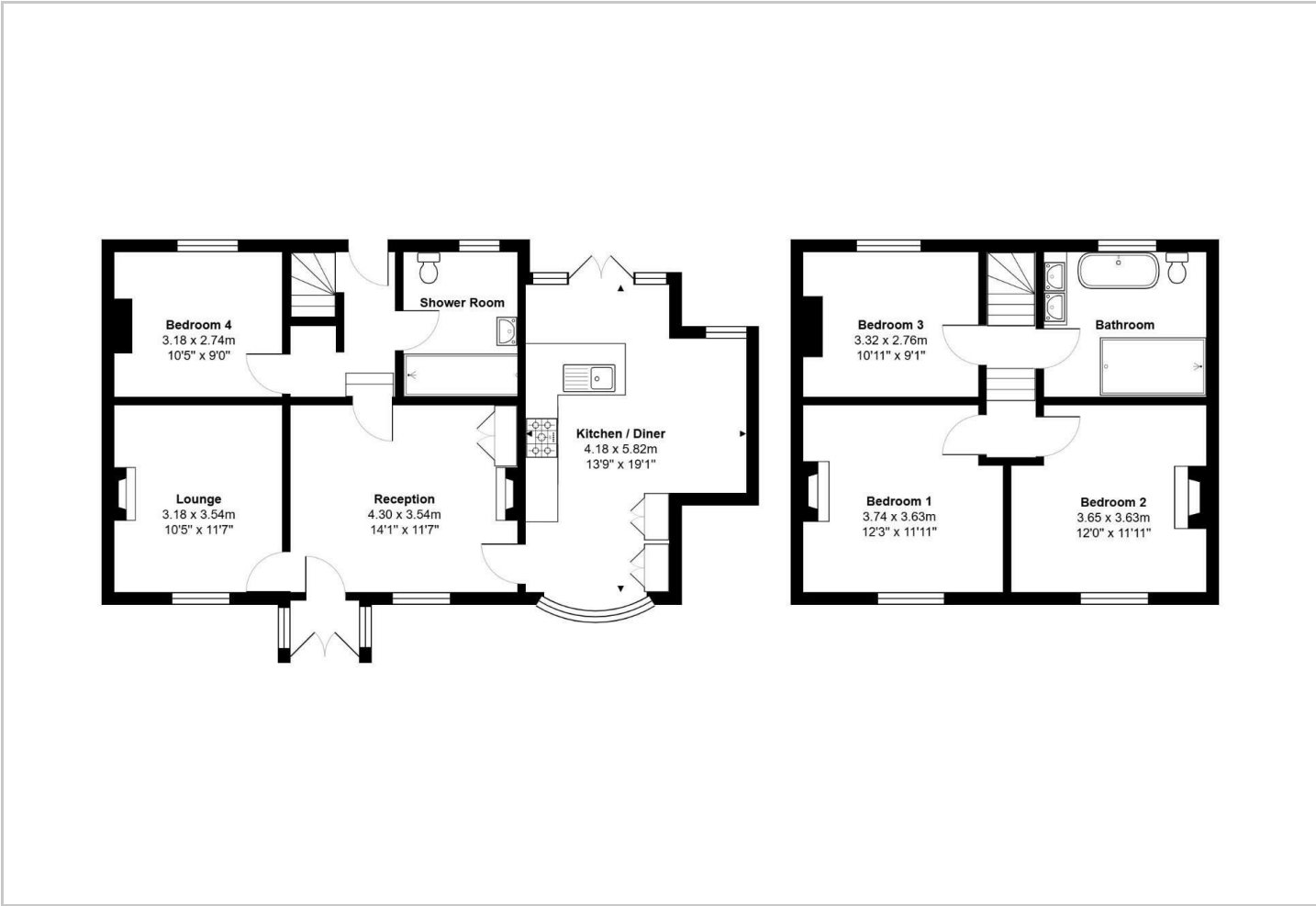
Hybrid Map



Terrain Map



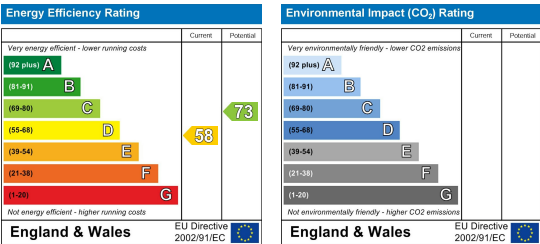
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.