



Woollard Lane, Bristol, BS14 0QS

Guide Price £1,299,995

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Doverhay is one of those dream homes that will inspire and invigorate the custodian, full of light and space finished to impeccable standards and offers the most awe-inspiring views out across the rolling valleys and the Mendip hills. You will find the Pensford Viaduct taking centre stage of what looks like something out of a dream scenery. The property has an exciting twist as it has around half an acre of beautiful gardens and then to the side an additional half an acre of paddock. This opens up options to maybe even add another dwelling subject to the necessary consents, or to use for fun, livestock, business and so on.

This home is a wonderful opportunity giving that rare blend of freedom and space yet on the door step on Keynsham, Bristol and Bath for ease of access to those much needed amenities.





Hallway

Composite door with obscure glazing within and obscure double glazed windows to the front aspect, smoke alarm, alarm panel, telephone entry system for the electric gates, cupboard housing meters, cupboard for coats with a tiled wall, chrome radiator and consumer unit thermostat control and luxury vinyl tiled flooring.

Bathroom

3.62m x 2.76m (11'10" x 9'0")

Obscure double glazed bay window to the side aspect, recessed spot lights, tiled walls, chrome radiator and tiled floor. There is a four piece suite comprising of a bath with a shower attachments, large walk-in shower cubicle with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Kitchen/Dining Room

8.76m x 4.45m (28'8" x 14'7")

Triple glazed bi-folding doors to the rear aspect and double sliding doors to the side aspect, also an double glazed single door giving access to the opposite side, six double glazed skylight window, recessed spot lights, vertical radiator, a large log burner with exposed flue and stone hearth. (log burner can also heat the radiators)The kitchen area has a range of wall and base units with an island, all finished with granite work surfaces with a sink and mixer tap,



there is a a range style cooker with an
extractor hood over, integral dishwasher
and space for an American fridge freezer.
The room has a granite tiled floor.



Living Room

7.16m x 5.58m (23'5" x 18'3")

Triple glazed sliding doors to the rear aspect, French doors to the conservatory, roof lantern, recessed spot lights log burner on a stand with an exposed flue, radiator, television socket and granite tiled flooring.

Garden Room

5.47m x 4.17m (17'11" x 13'8")

Triple glazed sliding doors to the rear aspect with a glazed surround and roof lantern, vertical radiator, television socket and granite tiled flooring,

Bedroom One

4.59m to bay x 4.57m (15'0" x 14'11")



Dressing room

2.62m x 2.54m (8'7" x 8'4")

Double glazed window to the front aspect, coved ceiling, radiator and wooden flooring.

Ensuite

2.59m x 1.37m (8'5" x 4'5")

Extractor fan, recessed spot lights, tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising shower cubicle with a mixer shower over, pedestal wash hand basin and a low level WC.

Bedroom Two

4.59m x 3.64m (15'0" x 11'11")

Double glazed window to the front aspect, coved ceiling and a radiator.



Bedroom Three

5.64m x 2.47m (18'6" x 8'1")

Triple glazed window to the rear aspect, radiator, television socket. There is an loft hatch with a pull down ladder and partial boarding.

Utility Room

2.94m x 2.17m (9'7" x 7'1")

Door to the side aspect, a range of wall and base units with tiled splash backs, laminate work surfaces and a sink/drain unit with a mixer tap. There is space for a washing machine and tumble dryer and has vinyl tiled flooring.

WC

2.17m x 1m (7'1" x 3'3")



Rear Garden

The rear garden is southerly facing and measures approximately 1/2 acre. It has hedge and fence borders and rolling lawns. The lower section has a pond and a small orchard of fruit trees next to it. The middle garden has lawns and to one side is a veranda with a hot tub beneath. Immediately to the rear of the property is a large patio area with a stainless steel balustrade with glass panel to allow the views to be unobstructed across the valley. The patio stretched from the dining area across to the living room and onto the garden room linking them all up. To the side are access gates and some mature trees. You will also find outside power points, lights and a water tap. Next to the kitchen is a block built store housing the floor mounted Worcester combination boiler. The oil tank is to the side. A log store is located to the side also.

Double Garage

5.73m x 5.2m (18'9" x 17'0")

Electronic roller door to the front aspect, access door to the side, glazed window to the rear. It comes with eaves storage power and light.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit.
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EPC =C , Council Tax Band =F(£3268.13 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Oil Fired heating, Log Burner also heats the radiators. Mains

shrubs. The main area is laid to gravel for parking and can accommodate around 12 cars with ease.





