

Robin King | Estate Agents

Ambleside, 7 Main Road, Cleeve - BS49 4NS

Ambleside, 7 Main Road

Cleeve, Bristol

Detached 3-bed bungalow with garage, large driveway, conservatory, spacious lounge and dining room, fitted kitchen and private garden with rural views in a village setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All Mains Services

- 1,561 sq ft of accommodation, including the garage
- Detached bungalow with three bedrooms
- Open plan lounge/diner
- Well appointed kitchen
- Conservatory
- Garage and a large driveway with ample parking
- Patio and lawned garden
- No onward chain





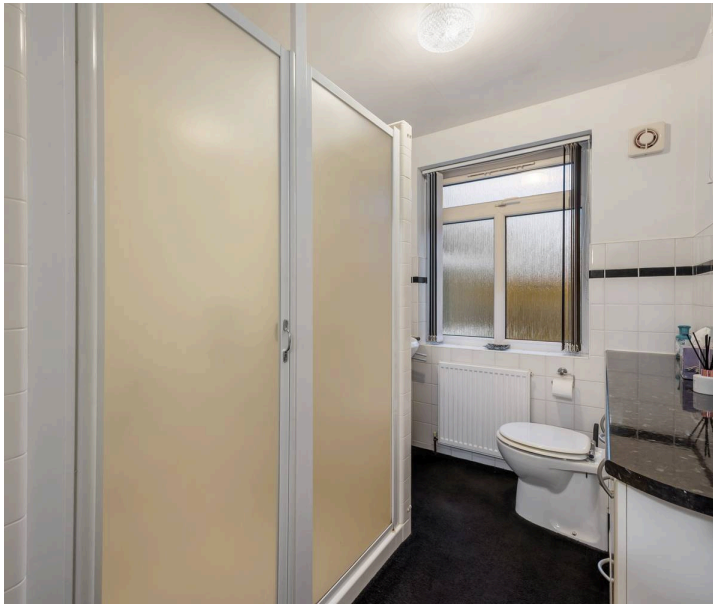












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Set back from the main road behind a generous driveway, Ambleside is a detached bungalow with a hipped tiled roof and a pleasantly symmetrical frontage. Wide windows sit either side of the front door, and a large tarmac drive provides parking for several vehicles. A timber gate on the left leads to the greenhouse and a side door into the property, while a timber gate on the right leads to the garage and the rear garden.

Inside, the front door opens to an entrance porch and an inner door, which lead into a central hallway. The lounge sits at the front of the bungalow with views over open countryside, a broad picture window and carpeted floor. A wide arch separates the lounge from the dining room, allowing the two rooms to be used together or as separate areas. A side door from the dining area leads outside, with access to the greenhouse and the garden.

The kitchen is fitted with a full run of wooden wall and base units with space for a freestanding cooker, under counter fridge and dishwasher as well as room for a washing machine. The kitchen window looks through to the conservatory, which is enjoyed through the day and has French doors to the patio. With windows on several sides, it is a bright spot for a sitting room or dining space.

There are three bedrooms. The principal bedroom is at the front of the property and has an extensive range of fitted wardrobes and matching drawers, with plenty of storage.

The second bedroom benefits from its own built in storage. The third bedroom is at the rear, with mirrored sliding wardrobes, and is currently set up as a sewing room. The bathroom is fitted with a shower, wash basin and WC, and there is a further separate WC off the hallway. The loft space could be converted into a sizeable room, subject to the necessary consents.

Outside, the rear garden has a large paved terrace, accessed directly from the conservatory, with curved steps leading down to the lawn. Established shrubs and ornamental trees provide colour and privacy, and the garden is enclosed by fencing and hedging. A greenhouse (accessed from the dining area) is great for keen gardeners. The garage can be reached from the garden through a side door, and the timber gate on the right leads from the front of the garage into the garden. It offers useful additional storage and, subject to the necessary planning permission, could be converted into further living or office accommodation. To the front beyond the boundary there are open fields and a wooded hillside, giving a rural outlook that is a real asset for a village location.

Location - The village of Cleeve has a range of facilities including general store/newsagents, hairdressers, takeaway and restaurant and there is a thriving village community with a monthly village magazine. Cleeve village hall hosts various events and activities. There is a primary school in Claverham and secondary schooling at the highly regarded Backwell school. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and the M5 lies just 7 miles away. There is also easy access to Bristol airport (5.5 miles) mainline railway services at Yatton (3 miles), with journey times to London Paddington from 112 minutes.









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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.