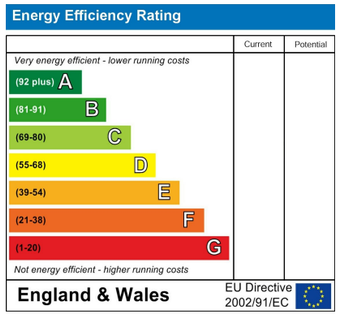


Old Bristol Road, Keynsham, Bristol, BS31

Approximate Area = 1531 sq ft / 142.2 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Outbuilding = 107 sq ft / 9.9 sq m
Total = 1710 sq ft / 158.7 sq m
For identification only - Not to scale



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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Edelweiss, Old Bristol Road, Keynsham, Bristol, BS31 2AH



Guide Price £600,000

An attractive three storey cottage that enjoys characterful accommodation within a semi rural setting

■ Characterful home ■ Lounge ■ Kitchen/dining room ■ Utility room ■ WC ■ 2/3 Bedrooms ■ Bathroom ■ Driveway ■ Garden

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RICS

Edelweiss, Old Bristol Road, Keynsham, Bristol, BS31 2AH

Enjoying an enviable semi-rural setting on the outskirts of Keynsham, with delightful views across neighbouring farmland, this charming period cottage offers a wonderful blend of character and modern comforts. Despite its peaceful surroundings, the property remains conveniently positioned for Keynsham High Street, the town's mainline railway station and the North Bristol Ring Road. Arranged over three floors, the home offers beautifully presented and versatile accommodation, ideally suited to those seeking a taste of country living without compromising on convenience.

Internally, the ground floor comprises a generous lounge and an impressive kitchen/dining room, featuring an eye-catching exposed stone fireplace with wood-burning stove, granite work surfaces and a range of integrated appliances. A useful utility room and separate WC complete the ground floor accommodation. To the first floor, two well proportioned double bedrooms both enjoy attractive countryside views and are served by a delightful four-piece family bathroom, complete with a freestanding roll-top bath and separate shower. A further staircase rises to the second floor, where a versatile studio/third bedroom, believed to form part of the original cottage, provides a charming additional space with wonderful views across the surrounding countryside.

Externally, the property is approached across a small verge leading to a block-paved driveway providing off-street parking. The mature, private garden is a particularly appealing feature, predominantly laid to lawn and enclosed by a combination of stone walls and fencing. Several secluded seating areas provide ideal spots for alfresco dining and entertaining, while established trees and well-stocked flower borders create a peaceful, country garden atmosphere. A timber shed and brick-built outbuilding provide useful additional storage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.6m x 1.5m (5'2" x 4'11")
Stairs rising to first floor, landing door leading to kitchen/dining room opening leading to lounge.

LOUNGE 5.1m x 4.3m (16'8" x 14'1")
Double glazed window to front aspect overlooking front garden, feature gas fireplace with solid wood mantle, radiators, power point, two walk in storage cupboards.

KITCHEN/DINING ROOM 5.4m x 5.1m (17'8" x 16'8")
Double glazed windows to front and side aspects, inset window seat, feature wood burning stove with exposed stone fireplace, radiator, power points. High quality kitchen, comprising range of soft close, wall and base units with granite work surfaces over, inset bowl and a quarter sink with mixer boiler tap over, range of integrated appliances, including electric oven, combi microwave and induction hob with extractor fan over. Power points, splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 2.7m x 2.7m (8'10" x 8'10")
Double glazed window to front aspect and door to front aspect leading to garden, polycarbonate roof, low level base units with marble work surfaces and Belfast sink, space and plumbing for washing machine, dishwasher and upright fridge freezer. Power points, splashbacks to all wet areas, door leading to WC.

WC 1.1m x 0.8m (3'7" x 2'7")
Low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 8.8m x 1.4m (28'10" x 4'7")
to maximum points. Obscured double glazed window to rear aspect, radiators, stairs leading to second floor, door leading to rooms.

BEDROOM ONE 4.3m x 4m (14'1" x 13'1")
Dual aspect double glazed windows to front and side aspects overlooking front garden and neighbouring farmland, built in double wardrobe, radiator, power points.

BEDROOM TWO 4.4m x 3.6m (14'5" x 11'9")
Double glazed window to front aspect overlooking front garden, radiator, power points.

BATHROOM 3.6m x 2.0m (11'9" x 6'6")
Obscured double glazed window to side aspect, matching four piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with electric shower over and roll top bath with mixer tap and shower attachment over. Heated towel rail, splashbacks to all wet areas.

SECOND FLOOR

STUDIO/BEDROOM 5.5m x 5.5m (restricted head height in places) (18'0" x 18'0" (restricted head height in places))
to maximum points. Dual aspect, double glazed windows to front and side aspects overlooking garden and neighbouring farmland, double glazed velux window to roofline. Believed to be an original room that's directly accessed from a solid wood staircase from the second floor, benefitting from a radiator and power points.

EXTERIOR

DRIVEWAY
Access across a neighbouring verge that directly leads to a blocked paved driveway.

GARDEN
Mature private garden, mainly laid to lawn with wall and fenced boundaries. Well stocked flowerbeds, timber storage shed, brick built storage sheds, access to front door and access to utility room.

TENURE
This property is freehold

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Superfast 46mbps (Source - Ofcom).
Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).



















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