



hunter
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1 New Cottages, Cromhall, Wotton-Under-Edge, Gloucestershire, GL12 8AH

Coming to the market for the first time in several decades, this semi-detached stone cottage is bursting with scope and potential for its next owner to make their own. Offered to the market with no onward chain.

Understood to have once been under the ownership of nearby Tortworth Court estate, The cottage built in 1858 has been a much-loved home since the 1960's. The property has accommodation set across two floors and is in need of modernisation throughout.

Entering via the front door leads into an entrance porch, where there is a generous storeroom directly ahead, as well as a door leading into the sitting room which is a good-sized room with a window to the front. A door from here flows to the rear of the cottage, into the kitchen and dining room. This is another well-proportioned space with ample space for a dining table and chairs, and the kitchen comprises a fitted range of wall and base units with an integrated double oven and electric hob. To one side of the room is a double width storage cupboard that could be utilised as a pantry. Completing the ground floor is the shower room and a rear hall with stairs to the first floor and an external door to access the garden.

Upstairs there are three bedrooms, all with built-in wardrobes. Subject to the relevant permissions, the property does offer great scope to extend at the rear to enlarge the first-floor accommodation.

The front of the cottage is bordered by a low-level stone wall with a pedestrian gateway, and the garden is laid to shingle providing an area for potted plants. A pathway leads along the side of the cottage to the generous rear garden, which is a super canvas for a new owner to make their own. There is an attractive stone outbuilding situated towards the rear of the garden, which was understood to be a former pigsty, along with an outside W.C.





The property has oil fired central heating and is connected to mains water, electricity and drainage. Council tax band C (South Gloucestershire Council). The property is freehold.

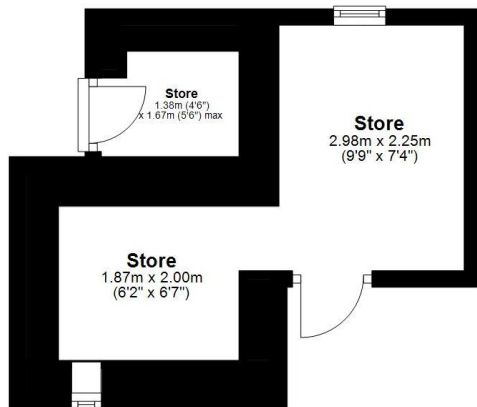
EPC – E(49).

Cromhall is a very well-situated village situated between the towns of Wotton-under-Edge, Thornbury and Yate, and offers a very convenient proximity to the M5 J14. Cromhall itself has a village primary school and the nearby village of Charfield offers everyday local amenities including a Co-op and petrol station.



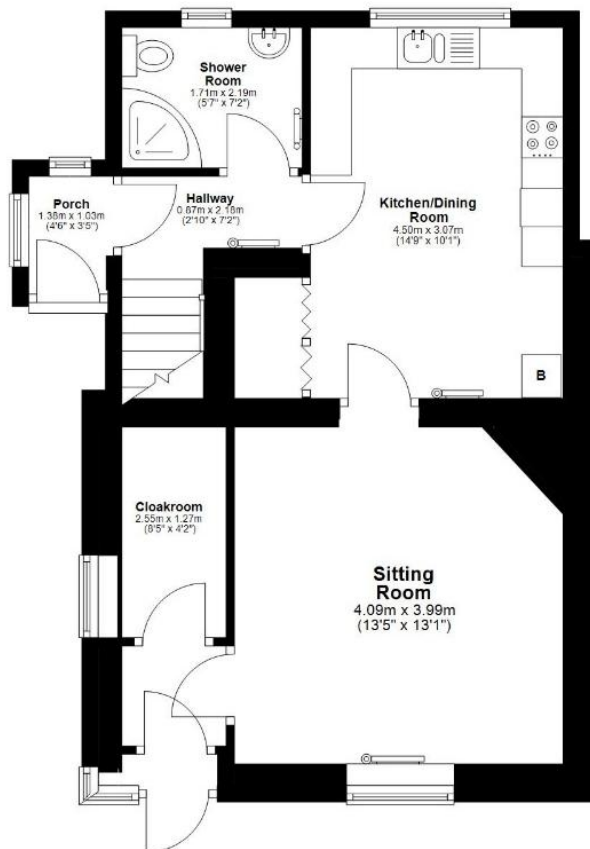
Guide Price £294,000





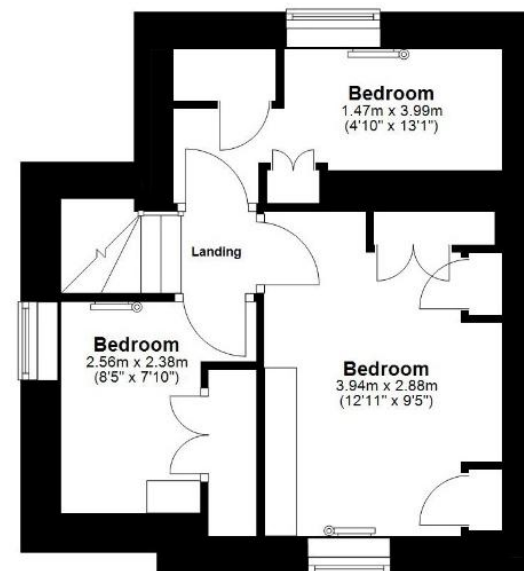
Ground Floor

Main area: approx. 50.7 sq. metres (545.3 sq. feet)
Plus outbuildings, approx. 13.4 sq. metres (144.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Main area: Approx. 83.8 sq. metres (901.9 sq. feet)

Plus outbuildings, approx. 13.4 sq. metres (144.1 sq. feet)