



Appletree Cottage, 6 The Dingle  
Guide Price £900,000 - £925,000

RICHARD  
HARDING



# Appletree Cottage, 6 The Dingle,

Coombe Dingle, Bristol, BS9 2PA

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Enjoying a tranquil south facing setting and set centrally within a generous plot, a beautifully presented, 3 double bedroom, 2 reception room, detached house of great character, having gated driveway parking and attached garage.

## Key Features

- Situated in a highly desirable road on the borders of Stoke Bishop and Coombe Dingle, a lovely leafy area with incredible walks on the doorstep through Blaise Castle and Kings Weston Estate whilst also being convenient for bus connections to central areas and access to Canford Park and Westbury on Trym village.
- **Ground Floor:** entrance porch, sitting room with two south facing bay windows and woodburning stove, kitchen/breakfast room with integrated appliances, dining room with double doors onto sitting out area ideal for alfresco dining, rear hall, utility room, cloakroom/wc.
- **First floor:** landing, 3 double bedrooms, family bath/shower room.
- **Outside:** gated driveway parking with space for several cars, attached single garage, wrap around garden enjoying a good amount of privacy with well-stocked borders and sitting out areas. The front garden enjoys a sunny south-facing orientation with open west-facing side aspect and therefore enjoys all the afternoon/evening sun.
- Offered with no onward chain making a certain move possible.





## GROUND FLOOR

**APPROACH:** an attractive porch with ornate fascia board and external lantern light. Solid wood panelled front door opening to:-

**ENTRANCE PORCH:** inlaid entrance mat, windows to either side of the front door, multi-paned casement windows to either side elevation, moulded skirtings, wall light point. Part opaque glazed wooden door opening to:-

**SITTING ROOM:** (24'3" x 12'0") (7.38m x 3.65m) a gracious principal reception room, having a pair of bay windows to the front elevation with central multi-paned sash windows and further windows to either side. Central inset woodburning stove set upon a stone paved hearth with bricked surround and recesses to either side of the chimney breast. Engineered oak flooring, moulded skirtings, inset ceiling downlights, two radiators, useful understairs storage cupboard. Part multi-paned wood panelled door with stainless steel door furniture opening to the dining room. Part multi-paned panelled door with moulded architraves and stainless steel door furniture, opening to:-

**KITCHEN/BREAKFAST ROOM:** (20'8" x 8'4") (6.31m x 2.53m) a stylish handle-less soft closing kitchen comprehensively fitted with an array of base and eye level units combining drawers and cabinets. Roll edged quartz composite worktop surfaces with splashback tiling and pelmet lighting. Undermount Villeroy and Boch Belfast style sink with indented draining board to side and mixer tap over. Integrated appliances including combi microwave/oven, electric oven, 5 ring gas hob with glass splashback and stainless steel extractor hood, dishwasher and tall fridge/freezer. Three multi-paned windows to the rear elevation, ceramic tiled flooring, inset ceiling downlights, Velux window, radiator, moulded skirtings. Staircase ascending to the first floor with handrail. Part multi-paned panelled door with moulded architraves and stainless steel door furniture opening to the rear hall. Part multi-paned panelled door with moulded architraves and stainless steel furniture, opening to:-

**UTILITY ROOM:** (7'10" x 4'10") (2.39m x 1.47m) handle-less base level cabinets, roll edged quartz composite worktop surfaces, fitted shelving, tiled flooring, inset ceiling downlights, loft access. Washing machine and tumble dryer. Multi-paned double glazed window to side elevation. Door opening externally to the side elevation. Door to:-

**CLOAKROOM/WC:** low level dual flush wc, wash hand basin with mixer tap and splashback tiling, low level cabinets, raised height window to the rear elevation, heated towel rail/radiator, ceramic tiled flooring, ceiling light point, extractor fan.

**REAR HALL:** (13'1" x 8'3") (3.99m x 2.51m) having a pair of multi-paned sash windows to the rear elevation, ceramic tiled flooring, moulded skirtings, radiator, ceiling light point. Door leading to driveway. Part multi-paned panelled door with moulded architraves and stainless steel door furniture opening to:-

**DINING ROOM:** (14'7" x 11'11") (4.44m x 3.63m) having wooden double glazed multi-paned double doors with side panels overlooking the front garden in a sunny southerly orientation. Engineered oak flooring, moulded skirtings, radiator, four wall light points. Part multi-paned wood panelled door with stainless steel door furniture opening to the sitting room.

## FIRST FLOOR

**LANDING:** an L-shaped landing enjoying natural light with multi-paned double glazed sash window to front elevation, fitted book shelving, moulded skirtings, inset ceiling downlights. Panelled doors with moulded architraves and stainless steel door furniture, opening to:-

**BEDROOM 1:** (15'9" x 12'4") (4.79m x 3.77m) a beautiful triple aspect room with canopied ceiling and 12ft high maximum ceiling height. Multi-paned windows to the front, side and rear elevations with varying sylvan views, two Velux windows with solar electric fitted blinds, full height exposed stone chimney breast with decorative recess, twin double opening built-in wardrobes with cupboards above, solid oak flooring, moulded skirtings, radiator, inset ceiling downlights.

**BEDROOM 2:** (11'10" x 10'4") (3.61m x 3.16m) dual aspect with multi-paned windows either side, moulded skirtings, radiator, ceiling light point. Loft access.

**BEDROOM 3:** (12'6" x 8'5") (3.81m x 2.56m) dual aspect with multi-paned windows to the front and side elevations, moulded skirtings, radiator, ceiling light point.

**FAMILY BATH/SHOWER ROOM/WC:** (8'10" x 5'11") (2.69m x 1.80m) panelled bath with wall mounted waterfall style mixer tap and handheld shower attachment. Large walk-in style shower with glass screen, built-in shower unit and recessed waterfall style shower. Low level flush wc. Pedestal wash hand basin with waterfall style mixer tap. Tiled flooring, two heated towel rails/radiators, majority tiled walls, inset ceiling downlights, extractor fan, multi-paned window to the rear elevation. Loft access.



## OUTSIDE

**DRIVEWAY PARKING:** accessed via a five-bar wooden gate there is an L-shaped tarmac driveway with space for several vehicles. Access to:-

**ATTACHED GARAGE:** (18'1" x 8'11") (5.50m x 2.73m) metal up and over door, multi-paned windows to the side elevation, light and power connected. EV charging point to the side of the garage.

### GARDENS:

**East Elevation (Side) Garden:** (29'9" x 23'9") (9.07m x 7.24m) having a section of lawn with timber trellising and an established clematis, two wood stores and useful garden shed.

**North Elevation (Rear) Garden:** (31'4" x 15'3") (9.55m x 4.65m) a paved pathway leads alongside the rear of the house with trellised gate opening to the side garden. Having a level section of lawn with raised shrub border, apple tree and trellised border to one side with an established clematis.

**West Elevation (Side) Garden:** (40'0" x 19'4") (12.19m x 5.89m) the paved pathway continues alongside the house with internal access via the utility room. Section of lawn and raised shrub borders featuring an array of flowering plants, mature shrubs and apple trees.

**South Elevation (Front) Garden:** (80'0" x 32'0") (24.38m x 9.75m) enjoying a sunny southerly orientation and open westerly side aspect. In front of the house there is a stone paved pathway also providing sitting out area and in all giving ample space for garden furniture, potted plants and barbecuing etc. Predominantly laid to lawn with a combination of timber fencing and hedge borders providing a good amount of privacy and offering a plethora of colour with flowering plants, mature shrubs and specimen trees. Wrought iron pedestrian gate with stone steps to this quiet road. Enjoying a blissful environment with beautiful sylvan outlook to the front elevation.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



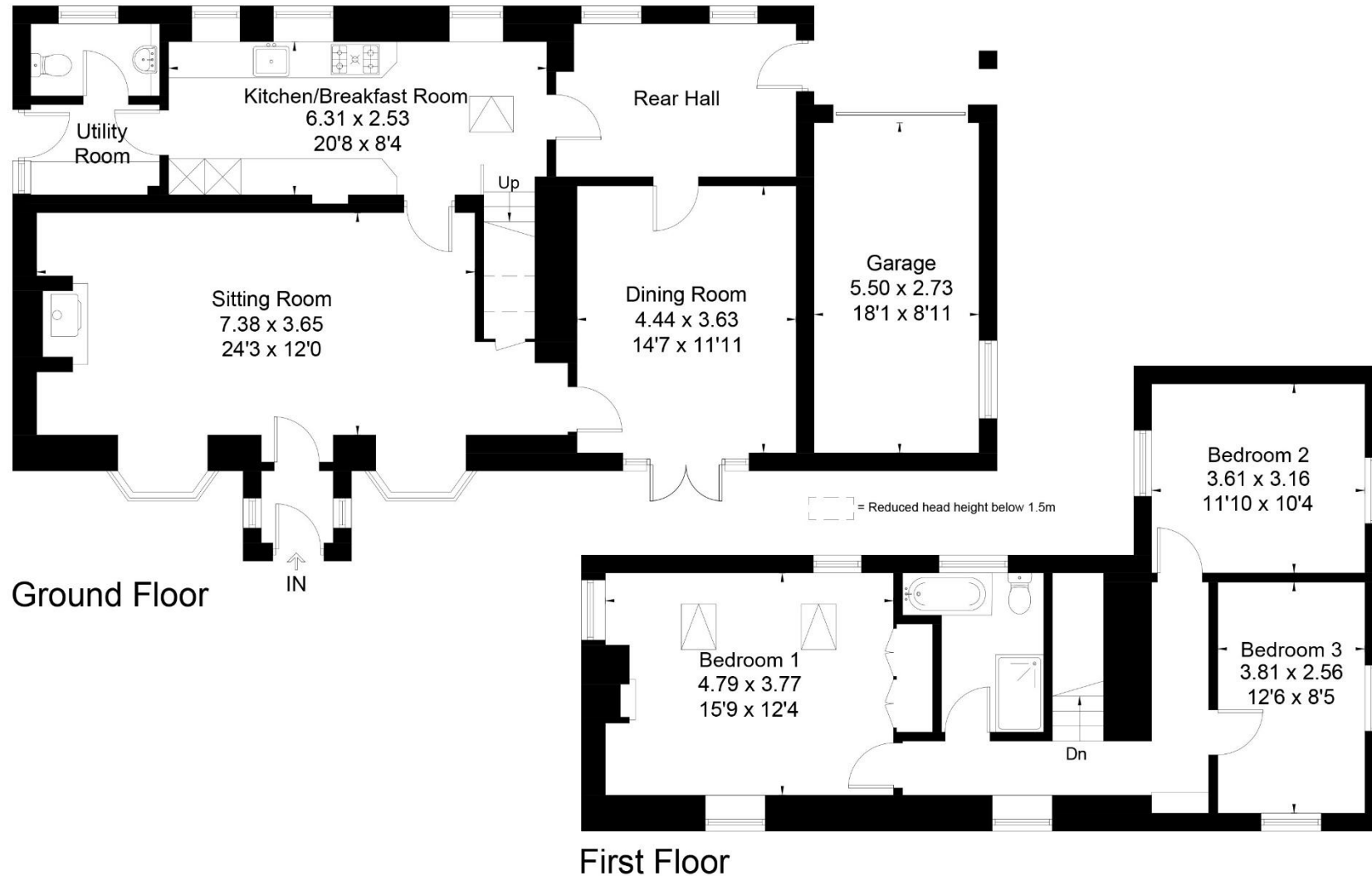
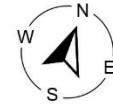


# Coombe Dingle, Bristol BS9 2PA

Approximate Floor Area = 150.3 sq m / 1618 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 165.4 sq m / 1780 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106922