



Old Angel Cottage Main Road, Flax Bourton

Guide Price £500,000



Old Angel Cottage Main Road

Flax Bourton, Bristol

Old Angel Cottage is a characterful three bedroom semi detached home with generous living accommodation and a beautifully maintained south west facing garden. Sympathetically updated while retaining many original features, this is a distinctive home with warmth and individuality.

The entrance hall provides useful storage and leads into an inner hall with space for a snug or home office and views across the garden. A downstairs WC is located just off the hall, and stairs rise to the first floor





Character And Space

The impressive sitting and dining room measures approximately 32 ft in length. Exposed beams, stone walls and a feature fireplace give the room considerable character, while its generous proportions provide plenty of space for comfortable seating and a full sized dining table.

To the rear, the kitchen is fitted with grey cabinetry, ample worktop space, a dishwasher and range oven. Exposed beams and a whitewashed stone wall continue the character of the cottage, while large windows provide views across the garden.



A Wonderful Garden

The generous south west facing garden has been thoughtfully created, with a lawn, mature planting, raised beds, a vegetable patch and three established apple trees.

A decked seating area has been arranged by the owners with a firepit area, while a brick built pizza oven provides a great space for outdoor cooking. There is also a summer house with a log burner and a useful garden shed.

The detached garage and workshop has power and opens directly onto the lane behind, with additional parking in front. There are two further off road parking spaces at the front of the cottage, together with side access connecting the garden and front of the property.



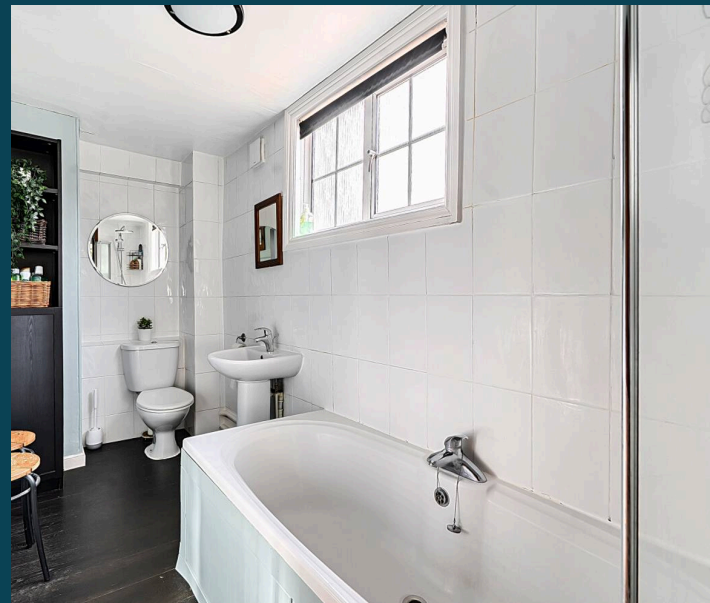


Space And Character

Upstairs, the landing features a large picture window overlooking the garden and leads to three double bedrooms and the family bathroom. The principal bedroom is particularly generous and includes useful built in shelving, while the remaining bedrooms provide good space for family members, guests or working from home.

The upper floor was once used as the village hall, which explains the unusually high ceilings and wonderful feeling of space. Loft access from the landing leads to a large area providing valuable additional storage.

The family bathroom is a good size and includes a bath with a shower over it, together with useful built in storage.



Village Life Close To Bristol

Flax Bourton is a popular village to the south west of Bristol, offering a countryside setting while remaining convenient for the city.

The village has an active community, with a primary school, church, pubs, village hall and cricket ground. The village is also set to welcome The Field Farmshop & Kitchen, a new farm shop and café offering local produce, fresh bread, British meat and other locally sourced goods.

The surrounding countryside provides excellent opportunities for walking, cycling and horse riding, with Bourton Combe and numerous footpaths and bridleways nearby. Backwell School is within easy reach, while Nailsea and Backwell railway station provides direct services to Bristol, Bath and beyond.

The village is also well placed for Bristol Airport and the North Somerset Showground.

Material Information:

Council Tax Band: F

Tenure: Freehold

EPC: Exempt





A Home With A Story

Grade II listed and once part of the former Angel Inn

Old Angel Cottage once formed part of the Angel Inn, a historic coaching inn recorded as far back as 1650. Its name was inspired by the neighbouring Church of St Michael and All Angels, which can be seen beside the cottage.

The inn closed in 1968 and was subsequently converted into two individual homes. Today, the cottage retains a wealth of original features that reflect its fascinating past, creating a distinctive home with warmth, character and individuality.



Old Angel Cottage, Main Road, Flax Bourton, Bristol, BS48



Approximate Area = 1750 sq ft / 162.5 sq m

Garage = 180 sq ft / 16.7 sq m

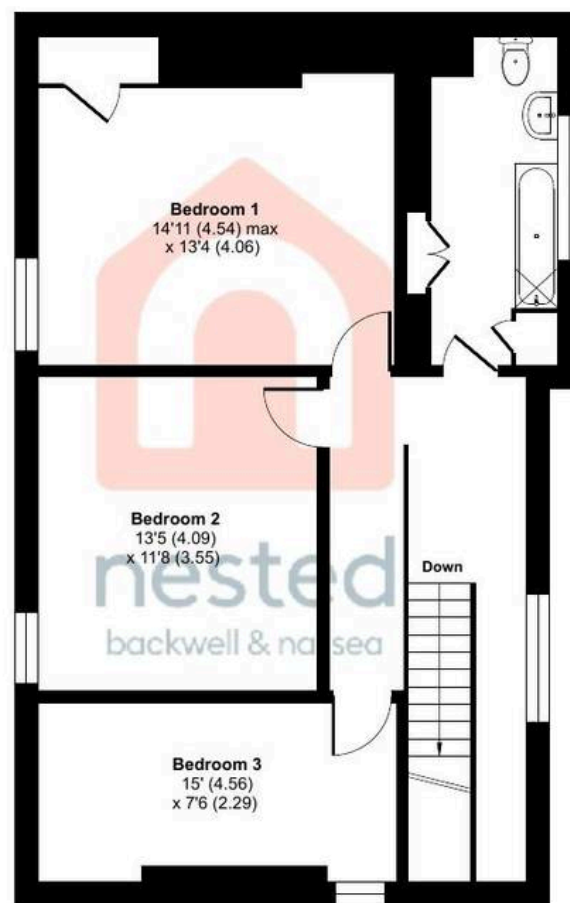
Outbuilding = 58 sq ft / 5.3 sq m

Total = 1988 sq ft / 184.6 sq m

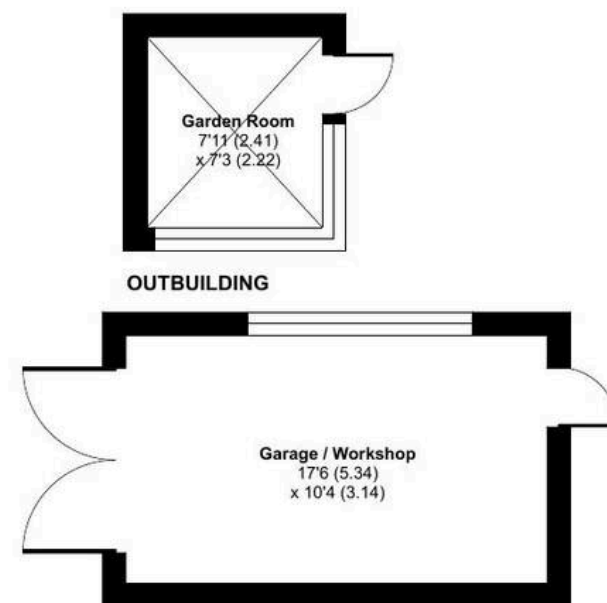
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GROUND FLOOR



FIRST FLOOR





Simon Russell @nested

Fora, 9 Dallington Street, London - EC1V 0LN

01275 620 021 • simon.russell@nested.com • nested.com/

