



STONE COTTAGE
LACEY ROAD
BRISTOL
BS14 8ND
OFFERS OVER £525,000

We are excited to bring to market this charming, semi detached property, oozing kerb appeal, via its stone fronted façade and packed full of character and charm. The blend of old, original features works seamlessly with the comprehensive upgrades the current owners have completed, with the property now presenting as a most wonderful family home.

Set within an expansive plot, this three bedroom, period property benefits gardens to all three aspects, including an impressive 150ft mature garden, private in nature and perfect for any family to enjoy. The open surroundings can be further enjoyed from inside, none more so than the principle bedroom, where far reaching countryside views provide the perfect wake up in the morning.

A large stone outbuilding is currently utilised as a secure garage, complete with power and lighting. This detached, stone building also comprises a second floor, accessed via a ladder and makes for additional space to use. Parking is by way of a driveway, providing off street parking for three to four vehicles.

Internally, generous room proportions and high ceilings combine, providing a grand feeling, and offering extensive accommodation found over two floors. Upon entrance a welcoming hallway greets, with stairs leading to the first floor and doors to rooms. A warm and inviting reception room can be found to the front of the property with lovely views of the garden. A feature fireplace provides the perfect focal point, whilst paneled walls provide attractive aesthetics to the room. To the rear of the property a spacious kitchen / diner can be found. The kitchen comprises numerous fitted base units, a selection of integrated appliances with work surfaces over. Cleverly the current owners have incorporated a ground floor cloakroom and a utility room, housing a gas, combination boiler.





To the first floor can be found three bedrooms, all of which are double in nature. The principle bedroom is the real show stopper, spacious in nature and offering stunning views. The bathroom has been enlarged during the refurbishment and now comprises a contemporary, four piece white bathroom suite, complete with roll top, free standing bath and separate walk in shower enclosure.

Positioned to the outskirts of Stockwood, with rolling countryside on your door step, this semi detached home offers a pleasant and convenient position. Only a moments drive, Keynsham High Street and train station can be found. Alternatively for those looking for an efficient commute into Bristol, Brislington Park & Ride is only a short distance away.

The property benefits double glazed sash windows, in keeping with the style of the original build, whilst the gas heating is powered by a combination boiler. Having undergone a sympathetic, yet comprehensive refurbishment programme, this attractive property provides the perfect home for any family looking to simply move in and enjoy! An early internal viewing is an absolute must!

Energy performance certificate (EPC)

Store Cottage
Lacey Road
BRISTOL
BS14 4ND

Energy rating
D

Valid until: 21 April 2036

Certificate number: 4536-6424-9600-0602-1226

Property type

Semi-detached house

Total floor area

112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

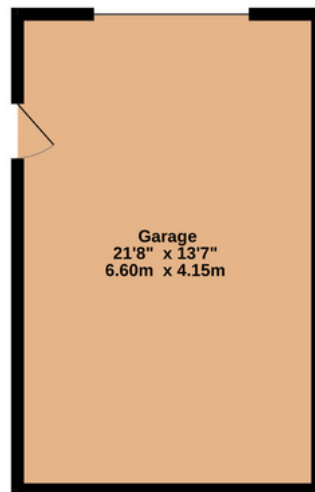
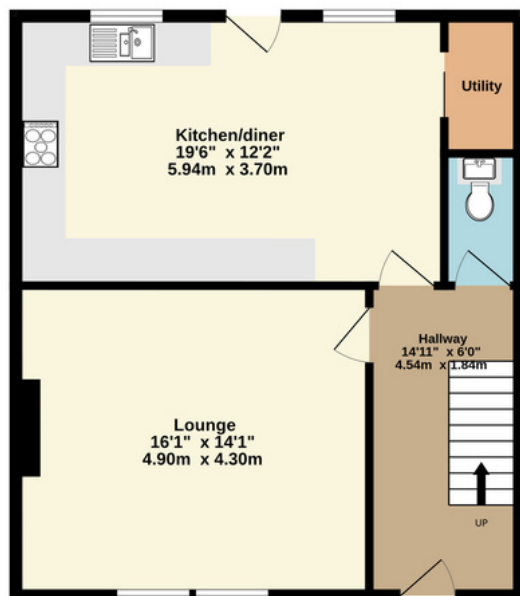
See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	60 C
39-54	E		
21-38	F		
1-20	G		

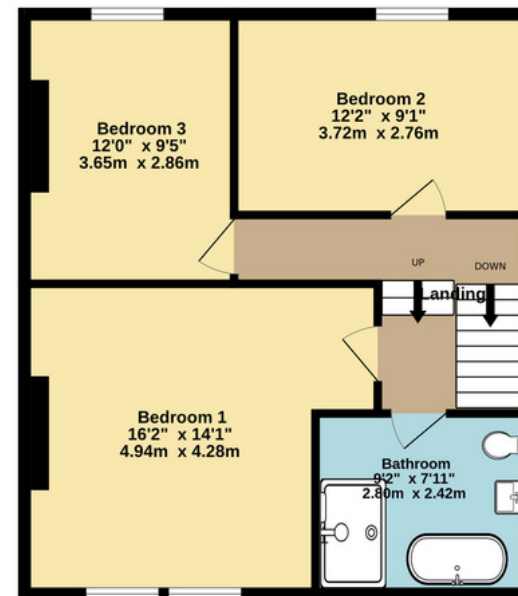




Ground Floor
900 sq.ft. (83.6 sq.m.) approx.



1st Floor
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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