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# Harris & Lee

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*Bleadon Village*

*£399,950*

- \* *Semi Detached Cottage*
- \* *3 Bedrooms*
- \* *2 Separate Receptions*
- \* *Utility & Downstairs WC*
- \* *Southerly Gardens*
- \* *Driveway Parking*



*114 High Street, Worle, BS22 6HD*

# Mays Cottage, Purn Way, Bleadon, BS24 0QF

## Description

An extremely rare opportunity to acquire a charming semi detached cottage, believed to over 200 years old, occupying a lovely level position in the highly sought after and picturesque village of Bleadon. The property incorporates some lovely character features including flagstone floors, fireplaces, exposed timber beams and deep set archways. The cottage has been extended to the rear and many will appreciate that a utility area and downstairs WC are now present. The flexible accommodation features '2' separate receptions and the kitchen is of a very good size, measuring 14'6" x 9'3". A wide driveway to the side provides convenient day to day practicality and the established rear gardens enjoy a southerly facing aspect and a good degree of privacy. Local village amenities include post office and farm shop, church and village hall, as well as the well known Catherines Inn public house and restaurant. This is very much a lifestyle choice, sure to tug at the heart strings, perfect for those looking for something that little bit different. **NB. the sellers have found a property they wish to purchase which has no onward chain.**

## Accommodation

### Entrance

UPVC double glazed stable style door to the rear of the cottage, opening to

**Entrance Lobby/Utility** 9' 10" x 4' 0" (2.99m x 1.22m) plus built-in storage cupboard. Work surface with space beneath for washing machine and tumble dryer. Space for fridge/freezer. Tiled floor, radiator. Velux window/sky light. Leaded double glazed window to rear aspect.

### Downstairs WC

Tiled floor. WC and corner wash hand basin. Obscure double glazed window.

### Kitchen

 14' 6" x 9' 3" (4.42m x 2.82m)

Via stable style door from the entrance lobby. Fitted wall and base units, work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap over and metro style tiling to splash backs. Tiled floor. Space for cooker, dishwasher and upright fridge/freezer. Dual aspect double glazed windows. Archway through to

### Dining Room

 14' 5" x 9' 0" (4.39m x 2.74m)

Feature flagstone floor and wooden beams. Small original door to front, currently unused. Radiator. Leaded double glazed window to front aspect. Latched wooden door through to

**Lounge** 15' 4" x 11' 7" (4.67m x 3.53m) including stairs to first floor. Feature fireplace with tiled inset and marble surround. Radiator. Leaded double glazed window to front aspect. Double doors to the rear garden.

### First Floor Landing

Access to loft space. Smooth ceiling finish, radiator. Leaded double glazed window to front aspect.

**Bedroom 1** 11' 8" x 11' 8" (3.55m x 3.55m) plus window recess. Built-in cupboard. Access to loft space. Fireplace. Smooth ceiling finish, radiator. Leaded double glazed window to rear aspect.

**Bedroom 2** 11' 8" x 9' 3" (3.55m x 2.82m) Smooth ceiling finish, radiator. Leaded double glazed window to rear aspect.

**Bedroom 3** 8' 7" x 7' 0" (2.61m x 2.13m) Smooth ceiling finish, radiator. Leaded double glazed window to side aspect.



**Show**er Room 10' 3" x 5' 5" (3.12m x 1.65m)

including built-in airing cupboard housing the hot water tank. Large shower enclosure with Mira shower, pedestal wash hand basin and WC. Radiator. Obscure double glazed window.

**Outside**

Wide tarmac drive to the side of the cottage providing off road parking. Gated access to the southerly facing rear gardens, divided into sections, including two areas of lawn linked with a feature timber pergola. A large timber garden shed has a growing area behind. The rear gardens are well established a variety of mature shrubs. Circular patio seating area. 2 outside taps offering both hot and cold water.

**Setting**



**Tenure**

Freehold, council tax band is 'D'.

**The energy rating for this property is 'D'**

GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

