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Mulberry Cottage, 8 Church Lane, Bitton, Bristol, BS30 6LH



£425,000

A characterful two bedroom detached cottage set back within a desirable and quiet location between Bristol and Bath.

- Cottage ▪ Detached ▪ Entrance hallway ▪ Lounge ▪ Kitchen/Dining room ▪ Two bedrooms ▪ Bathroom ▪ Garden ▪ No onward sales chain ▪ Grade II listed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Church Lane, Bitton, Bristol, BS30

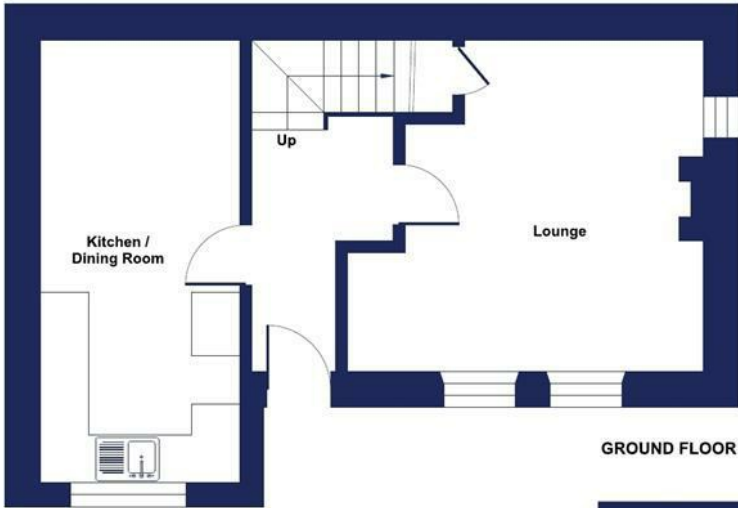
Approximate Area = 762 sq ft / 70.7 sq m
Limited Use Area(s) = 52 sq ft / 4.8 sq m
Total = 814 sq ft / 75.5 sq m
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1500609

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Mulberry Cottage, 8 Church Lane, Bitton, Bristol, BS30 6LH

Situated in a peaceful and sought after position in a conservation area in the charming village of Bitton, ideally located between Bristol and Bath, this delightful detached two bedroom cottage presents an excellent opportunity for buyers looking to put their own stamp on a home. Perfectly suited to first time buyers, downsizers, or those seeking a characterful village property, it offers both charm and potential.

The accommodation is entered via a welcoming entrance hallway, leading to a generously proportioned lounge featuring attractive original character features, alongside a well sized kitchen/dining room. To the first floor are two comfortable double bedrooms, both served by a spacious four piece family bathroom.

Outside, the property enjoys a position set back from Church Lane, approached via a pathway leading to it's generous garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors to ground floor rooms, staircase to first floor and a radiator.

LOUNGE 4.4m x 4.1m (14'5" x 13'5")

Original single glazed windows to front aspect with secondary glazing, access to understairs storage cupboard, original wooden beams and original fireplace feature. Radiator and power points.

KITCHEN/DINING ROOM 5.5m x 2.4m (18'0" x 7'10")

Single glazed window to front aspect, matching wall and base units with wooden work surfaces over, space and plumbing for white goods and oven. Tiled walls and flooring to kitchen area, radiator and power points.

LANDING

Doors to first floor rooms, original wooden beams and access to loft including hatch.

BEDROOM ONE 5.5m x 2.4m (18'0" x 7'10")

Original single glazed windows to both front and rear aspects, radiator and power points.

BEDROOM TWO 3.8m x 3m (12'5" x 9'10")

Wooden double glazed windows overlooking garden, original wooden beams, fitted wardrobes, radiator and power points.

BATHROOM 2.4m x 1.7m (7'10" x 5'6")

Wooden double glazed window to front aspect, panelled bath with hot and cold taps and a walk in corner shower cubicle off mains. Pedestal basin with

hot and cold taps, low level WC and tiled walls to wet areas. Original wooden beams, extractor and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

A hardstanding path with gated access leading to the property that is set back. Stone patio and shrubbery to the front of the home.

GARDEN

Mainly laid to lawn adjacent to the home with a rear stone wall boundary and a timber storage shed.

TENURE

This property is freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

Mobile phone signal: outside EE, 02 and Vodafone - all likely available (source - Ofcom).

