

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road Salford Bristol BS31 3BA Tel: 01225 400400 Fax: 01225 400401
e-mail: salford@daviesandway.com

189 Publow Lane Woollard Pensford Bristol BS39 4HY



£399,950

A rare opportunity to purchase a delightful Grade II listed period cottage which originally formed part of the Popham Estate and enjoys a lovely location in the heart of Woollard with extensive gardens in total extending to 0.40 of an acre.

- * Large corner plot * well maintained * living room with wood burning stove * kitchen/dining room
- * rear porch/conservatory * 3 bedrooms * bathroom * garage * ample driveway parking *
- beautifully kept extensive gardens * further shed & outbuilding *



www.daviesandway.com

189 Publow Lane Woollard Pensford Bristol BS39 4HY

The property comprises a delightful Grade II listed period cottage constructed in stone beneath a tiled roof set at the end of an attractive terrace known as "paradise row". The house is for sale following a long period in the present ownership during which it has been subject to many improvements and well maintained. It is now ready to be enjoyed as it is or an in going purchaser may wish to alter and augment the existing accommodation to suit their own requirements (subject to obtaining necessary local authority consents).

The cottage was originally part of the Popham Estate and many of the characteristic Popham windows are still in place with multi pane glazing and scissor catches. The accommodation includes a lobby, living room with stone fireplace and wood burning stove, kitchen/dining room and rear porch/conservatory on the ground floor with three bedrooms and a bathroom at first floor level.

On the outside the driveway is approached through double gates and provides off street parking and the approach to the garage with a workshop/store to one side. The corner plot garden is a particular feature of the property extending in total to approximately 0.40 of an acre and very well tended comprising formal lawns, flower beds, vegetable plot and an orchard. Within the garden there is a stone built shed (former privy), a greenhouse and a large timber framed galvanised clad shed/workshop. The property has a secondary vehicular access from Woollard Lane.

Woollard is a much sought after village just to the south of Bristol and close to Keynsham. It is approximately 6.5 miles from Bristol and 9 miles from the centre of Bath. The cottage is set in the very heart of this village community which is just 8 miles from Bristol Airport with excellent road links to Bristol, Bath and Keynsham. An excellent opportunity to acquire a slice of country life yet within striking distance of nearby towns and cities.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Entrance door to

LOBBY: High level meters cupboard. Door to

LIVING ROOM: 5.31m x 4.25m (17' 5" x 13' 11") Two original windows to front aspect, attractive fireplace with wood burning stove and timber mantle shelf, radiator, built in cupboard.

KITCHEN/DINING ROOM: 6.38m x 2.36m (20' 11" x 7' 8") Original windows to side and rear aspects. Staircase rising to first floor, radiator. The kitchen area is furnished with a range of wall and floor units with rolled edged work surfaces and tiled surrounds. Inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine. Door to

CONSERVATORY STYLE REAR PORCH: 3.30m x 1.63m (10' 9" x 5' 4") Extensively glazed with a polycarbonate roof, door to outside, floor mounted oil fired central heating boiler.

FIRST FLOOR

LANDING: Built in cupboard.

BEDROOM ONE: 3.34m (10' 11") (to max) x 2.88m (9' 5") Original windows to the front aspect with window seat beneath, built in wardrobe (excluded from measurements). Radiator.

BEDROOM TWO: 3.65m x 2.37m (12' x 7' 9") Window overlooking the rear garden. Radiator. Built in wardrobe and shelved cupboard (excluded from measurements). Access to roof space.

BEDROOM THREE: 2.86m x 2.08m (9' 4" x 6' 9") Original window to front aspect, radiator. Built in wardrobe (included in measurements).

BATHROOM: 2.61m x 2.33m (8' 6" x 7' 7") Obscure glazed window to rear aspect, radiator, airing cupboard with hot water cylinder (included in measurements). White suite comprising low level wc, pedestal wash hand basin and bath with folding bath mounted shower screen with electric independent over bath shower. Tiled surrounds.

OUTSIDE

The property is approached from Publow Lane by double gates which leads to a driveway providing off street parking. The driveway leads to a **GARAGE** 6.24m x 2.71m (20' 5" x 8' 10") with up and over entrance door and power and light connected. To the side of the garage is a **STORE** 2.76m x 1.23m (9' x 4') and an **OIL TANK STORE**.

The **FRONT** garden has a stone walled boundary to Publow Lane and is laid to lawn with flower and shrub borders. A pathway leads to an **EXTENSIVE REAR GARDEN** laid to lawn with apple trees and a productive vegetable plot with a paved sitting area beneath a silver birch tree. There is a **STONE BUILT SHED** (former privy) 3.34m x 1.37m (10' 11" x 4' 5") with power connected and a timber framed greenhouse. Beyond lies a further vegetable beds with lawn and a small orchard. There is a further **GARAGE/SHED** 5.38m x 5.42m (17' 7" x 17' 9"). Timber framed with galvanised panelling with power and light connected. Attached to the shed is an open wood store.

The property has the benefit of separate vehicular access from Woollard Lane with a gate leading into the garden. This access is subject to an easement in favour of the neighbouring cottage.

AGENTS NOTE: We understand the property has mains water and electricity and septic tank drainage.

DIRECTIONS: The property will be found in the centre of the village of Woollard on the corner of Publow Lane and Woollard Lane.

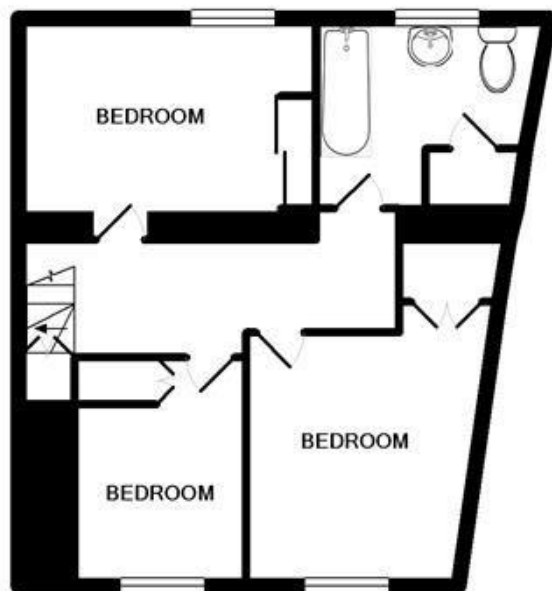
Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400 - REF UWR1095





GROUND FLOOR
APPROX. FLOOR
AREA 45.1 SQ.M.
(486 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(411 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.3 SQ.M. (896 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2018

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.