

DAVIES & WAY

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Old Mead Cottage 36 Bristol Road Corston Bath BA2 9AA



£995,000

Set in over half an acre of mature gardens a **DETACHED STONE BUILT COTTAGE** with self contained detached **STABLE CONVERSION ANNEXE** in a sought after village location accessible to Bristol and Bath.

* Ideal for an extended family * 3 reception rooms * kitchen/breakfast room * utility * 4 bedrooms * bathroom with separate shower room * annexe with open plan living room/kitchen, double bedroom & bathroom * carport & garaging * ample parking * mature grounds * swimming pool *



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Old Mead Cottage is an attractive stone built detached cottage which is well presented with a distinct contemporary theme. The property is set in a large plot extending to in excess of half an acre which is southerly facing at the rear and at the far end of the plot is a detached former stable block which has been converted to provide an annexe.

The cottage has three reception rooms and a good size kitchen/breakfast room and utility room downstairs, while on the first floor there are four bedrooms, a large bathroom and separate shower room.

The property is approached over a shared driveway which in turn leads to private gravelled parking and turning area at the front of the property and to a carport at the side of the house. There are two useful stone built storage sheds as well as further timber outbuildings including two garages within the plot together with a swimming pool.

The annexe is well appointed and has underfloor heating. It comprises an open plan living room and kitchen, double bedroom and bathroom. Its situation is such as that it retains a good degree of privacy from the cottage.

The property is set in the Avon Valley and enjoys some attractive views across open countryside and would ideally suit a family looking for property to accommodate dependents, relatives or relations in a self contained unit. Corston is a popular village location on the edge of Bath with an excellent post office and general stores, church, village hall etc. The nearby village of Saltford provides a range of day to day facilities and Waitrose supermarket at Keynsham is a 10 minute drive away. The Cities of Bristol (8 miles) and Bath (4 miles) are accessible by road and there are excellent public transport links to both Cities.

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

GROUND FLOOR Entrance door to

LOBBY HALLWAY: Double glazed window to side aspect, traditional planked door to dining room.

CLOAK/WC: Double obscure glazed window, semi low level wc and corner wash hand basin with tiled splash back.

DINING ROOM: 4.96m (16' 3") max x 3.21m (10' 6") Fireplace with timber bressumer beam and wood burning stove. Shelved alcove cupboard, double glazed window to side aspect, beamed ceiling, radiator.

SITTING ROOM: 4.70m x 3.60m (15' 5" x 11' 9") Ceiling mounted downlighters, dual aspect with double glazed windows to rear and side aspects. Radiator.

LIVING ROOM: 4.78m x 4.50m (15' 8" x 14' 9") Dual aspect with double glazed windows to rear and side aspects. Local stone fireplace with timber bressumer beam and wood burning stove. Ledged and braced door, beamed ceiling, Radiator.

KITCHEN/BREAKFAST ROOM: 4.54m x 3.80m (14' 10" x 12' 5") Tiled floor, double glazed windows to front and side aspects, beamed ceiling, staircase rising to first floor with cupboard beneath. The kitchen is furnished with a comprehensive range of pine fronted wall and floor units with rolled edged work surfaces and tiled surrounds. Inset sink unit with mixer tap. The cupboards provide drawer and cupboard storage space and incorporate a wine rack and slot in range cooker with hood above.

UTILITY ROOM: 4.51m x 2.02m (14' 9" x 6' 7") Double glazed windows to side and front aspects and stable door to outside, Tiled floor, separate built in cloaks and boiler cupboards, belfast sink with pillar tap and work surface. Plumbing for automatic washing machine and dishwasher, further appliance space, half tiled walls.

FIRST FLOOR

LANDING: Shelved linen cupboard, radiator, ceiling mounted downlighters.

BEDROOM: 4.52m x 3.90m (14' 9" x 12' 9") Dual aspect with uPVC double glazed windows to side and front, that to the front overlooking the Avon Valley. Ceiling mounted downlighters, radiator, built in wardrobes and drawer storage unit (all included in measurements).

BEDROOM: 4.54m x 3.89m (14' 10" x 12' 9") Double glazed window to rear aspect overlooking the garden and countryside beyond. Further double glazed window to side aspect. Radiator, built in furniture comprising wardrobes, dressing table and drawer storage (all included in measurements).

BEDROOM: 4.72m x 3.60m (15' 5" x 11' 9") Double glazed window to rear aspect with views across the garden and countryside beyond. Vaulted beamed ceiling, built in wardrobe and dressing table (all included in measurements). Radiator.

BEDROOM: 3.19m x 2.24m (10' 5" x 7' 4") Double glazed window to side aspect with views, radiator.

LARGE BATHROOM: 4.50m x 2.02m (14' 9" x 6' 7") Double glazed windows to side and front aspects. Suite of corner bath with low level wc, bidet, pedestal wash hand basin and shower cubicle. Radiator.

SHOWER ROOM: White suite with chrome finished fittings, fully tiled walls and floor. The suite comprises low level wc, wash hand basin with mixer tap and cupboard beneath and shower enclosure with thermostatic shower head. Velux style window, heated towel rail.

THE ANNEXE: The annexe is situated at the far end of the garden and therefore enjoys seclusion from the cottage and overlooks paddocks at the rear of the plot. The Annexe is formed from the conversion of former stable block to provide a single storey property comprising

LIVING ROOM & KITCHEN: 5.72m x 3.36m (18' 9" x 11') Tiled floor, ornamental fireplace, double glazed window overlooking the rear aspect with country views. Double glazed french doors and window overlooking the garden. The kitchen area is furnished with a range of modern wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel single drainer sink unit, built in hob and double oven, refrigerator and washing machine. Concealed gas fired boiler.

INNER HALLWAY: Tiled floor.

BEDROOM: 3.36m x 3.20m (11' x 10' 5") Double glazed window overlooking the gardens.

BATHROOM: Double glazed window, tiled floor and fully tiled walls, White suite with chrome finished fittings comprising wc with concealed cistern and wash hand basin set in vanity unit with cupboard beneath. 'P' shaped bath with curved screen and thermostatic shower above. Ceiling mounted downlighters.

The annexe has the benefit of underfloor heating and hot water supplied by gas fired combination boiler.

To the FRONT of the property there is a screening hedge and a good size gravelled parking and turning area together with a carport at the side of the cottage. Beyond the carport there is a stone built store partially converted to provide a **UTILITY ROOM** 4.08m x 2.11m (13' 4" x 6' 11") with cloak/wc. Beyond the store there is a **TIMBER STORE AND LEAN TO** 5.50m x 2.31m (18' x 7' 6")

The **REAR GARDEN** is an attractive feature of the property with a Wisteria clad pergola at the rear of the cottage beyond which the garden is laid to lawn with shrub borders and a number of trees. There is a private decked terrace on the western side of the property ideal for outdoor entertaining. Within the garden is a **SWIMMING POOL** which is enclosed within its own walls within an area approximately 14m x 7.6m (45' x 24') there is a pool house containing the pool filtration equipment.

The Annexe is approached over the shared driveway with a gate leading to a concrete parking and turning area to one side of which is a **TIMBER GARAGE/WORKSHOP** 6m x 3.0m (19' 8" x 9' 10") with power and light connected. Close by there is a concrete **STORE/UTILITY ROOM** 2.93m x 2.45m (9' 7" x 8') with power and light connected and a lean to at the rear. Adjacent to the store is a **GARAGE** 4.65m x 2.95m (15' 3" x 9' 8") with double entrance doors.


ADDITIONAL LAND: We understand our client presently leases additional paddock land at the rear of the property from the Duchy of Cornwall. This cannot be assigned although the new owner could apply for a new lease at the Duchy's discretion. Interested parties should make further enquiries to the selling agents.

SERVICES: Mains water, gas and electricity are connected, we understand the property has a septic tank drainage system.

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

DIRECTIONS: Travelling on the A4 from Saltford in the direction of Bath the property will be found on the right hand side recognised by the for sale board just before the turning for Corston Lane on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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.
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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.