



'HIGHCROFT COTTAGE', 27 LOWER STONE CLOSE,
FRAMPTON COTTERELL, BRISTOL BS36 2LE

£385,000

01454 772468

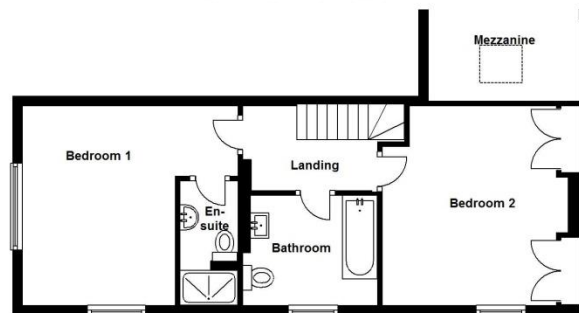
Mackendrick Norcott
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Ground Floor
Approx. 63.4 sq. metres (897.8 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 133.6 sq. metres (1438.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

PROPERTY DESCRIPTION

A BEAUTIFULLY PRESENTED stone built detached cottage, dating back to 1875 which has been totally UPGRADED and EXTENDED in the last six years by the current owners.

Full of CHARACTER FEATURES including exposed beams, stone fireplace with woodburning stove, wooden flooring, and cast iron door fixtures throughout this cottage really needs to be viewed to be appreciated.

The accommodation comprises a kitchen/dining room, sitting room overlooking the side garden, and study with mezzanine level, currently used as a snug area, but which could easily be used as an occasional bedroom for guests, in addition is a utility room and cloakroom. On the first floor there are two double bedrooms, the master having an en-suite shower room, and the family bathroom. Outside the cottage is set in private, LOW MAINTENANCE GARDENS with mature shrubs and plants, enjoying both morning and afternoon/evening sun. The garden has ample power points, and is fitted with speakers, and is a perfect entertaining space.

There is also off road parking for two or three cars and a SINGLE GARAGE.

SURROUNDING AREAS

Frampton Cotterell borders Winterbourne and Coalpit Heath, and is a pleasant village with strong community feel, with a number of useful day to day facilities including a convenience store, coffee shop and a number of independent takeaways and pubs. There was a flourishing hat making industry in Frampton Cotterell in the late 1770s and early 1800s, and many of the local cottages have histories dating back to this time.

There are a number of primary schools in the Frampton Cotterell area including the popular Watermore Primary School and Frampton Cotterell C of E Primary School. Independent primary schooling can be found in nearby Winterbourne. Secondary and Sixth Form education can be found at The Ridings' Federation Winterbourne International Academy.

Bristol City Centre is within 8 ½ miles of Frampton Cotterell, and the M5 and M4 motorways are approximately 2 miles away, with the M32 being approximately 3 miles away. The main line railway station at Bristol Parkway is within a 3 ½ mile drive, and Bristol airport is approximately 15 miles to the South.

Wooden stable door to Kitchen/Dining room.

KITCHEN/DINING ROOM 22' 5" x 12' 6" (6.83m x 3.81m) Double white ceramic sink, Shaker style wall and base units with granite effect worksurfaces over, glazed display cabinets, Stoves gas fired five ring hob with electric ovens inset in former fireplace with tiled splashback, integrated fridge, integrated freezer, dishwasher, under cupboard lighting, central island, wood effect laminate flooring, spotlights, two radiators, beamed ceiling, door with stairs leading to first floor, door into sitting room, wooden window sills, two windows with triple glazed units overlooking front garden.

SITTING ROOM 17' 9" x 14' 2" (5.41m x 4.32m) Stone built fireplace inset with woodburning stove with spotlights above, space and storage for logs, cupboard with wooden doors for television unit, speakers for surround sound system, wood effect laminate flooring, radiator, wooden double glazed bi-fold doors to side garden, window to front.

STUDY 10' 7" x 10' 2" (3.23m x 3.1m) including Mezzanine Raised carpeted area, wood effect laminate flooring, spotlights, wooden ladder to mezzanine area with fitted bookshelves and Velux windows, spotlights, radiator, door to storage cupboard, door to the inner courtyard, door to utility room.

UTILITY ROOM Wall and base units, worksurface with circular basin and mixer tap, plumbing for washing machine, Velux window, small cubby hole, ladder towel rail, 'Vaillant' combination boiler, central heating controls, radiator, slate tiled flooring, further door to cloakroom.

CLOAKROOM White suite comprising wash hand basin, w.c., slate tiled flooring, window to rear.

FIRST FLOOR LANDING Radiator, access to fully boarded loft space with light.

BEDROOM ONE 13' 2" x 10' 1" (4.01m x 3.07m) Dual aspect with wooden painted double glazed windows, radiator, wooden flooring.

ENSUITE SHOWER ROOM White suite comprising fully tiled shower cubicle with SIRRUS Stratus shower, wash hand basin with tiled splashbacks, w.c with tiled surround, heated towel rail, access to loft space.

BATHROOM White suite comprising wooden panelled bath with fully tiled surround and shower over and central mixer taps, wash hand basin, w.c., spotlights, wooden flooring, wooden double glazed window to front.

BEDROOM TWO 12' 8" x 10' 8" narrowing to 9' 8" (3.86m x 3.25m narrowing to 2.95m) Wooden double glazed window to front with window seat, two fitted wardrobes with wooden doors and double hanging space, alcoves with inset lighting, radiator, wooden flooring.

GARAGE 15' 9" x 11' 11" (4.8m x 3.63m) Single with electric roller door, power and light, off road parking to front, lean to greenhouse attached at side.

GARDENS Pretty cottage gardens to two sides, low maintenance.

TENURE: Freehold

COUNCIL TAX BAND: D

METERED WATER SUPPLY: NO

ENERGY EFFICIENCY RATING: E

EXACT AGE OF PROPERTY: Dating back to 1875

TOTAL FLOOR AREA: 117m²



It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott - MAKING AN OFFER : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. PHOTOGRAPHS: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY. NOTE: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains. M839

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