



Mulberry Cottage

Approximate Gross Internal Area = 159.5 sq m / 1717 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1103299
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



Tucked away and screened from view within its glorious walled gardens sits this delightful and deceptively spacious period cottage. Offering a wealth of charm and character, the appealing accommodation briefly comprises; Reception Hall with handsome woodblock flooring, Cloakroom, Utility, Kitchen/Dining/Family Room, Sitting Room with Inglenook fireplace, and Dining Room, a light and airy galleried Landing with study space, three double Bedrooms and Family Bathroom with Ante Room, well stocked Gardens, driveway and Garage. Offered for sale with no onward chain, the property enjoys an idyllic setting within the popular village of Flax Bourton which is situated approximately five miles to the south west of the city, proving an extremely convenient position for the commuter. Offering an active community with a village hall, church and cricket pitch, the village is extremely popular with families. There are a number of independent and state schools available locally and recreational facilities are close at hand for those that enjoy walking, whilst Festival Way cycle path provides a safe route to Bristol and Nailsea.



ROOM DESCRIPTIONS

Reception Hall

Entered via hardwood door with multi paned glazed side panel. Stairs rising to first floor accommodation. Radiator and solid wood block flooring. Doors to; Cloakroom, Utility Cupboard, Kitchen/Dining/Family Room, Sitting Room and Dining Room.

Cloakroom

Fitted with a white suite comprising; low level W.C and wall mounted wash hand basin. Multi paned window to front.

Utility Cupboard

Space and plumbing for automatic washing machine. Wood block flooring. Hanging space for coats.

Kitchen/Dining/Family Room

21' 7" x 11' 4" (6.58m x 3.45m)

Kitchen Area

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tile splash backs. Built in eye level electric double oven with hob and extractor. Space for upright fridge/freezer. A breakfast bar separates the area. Floor standing, oil fired 'Worcester' combi boiler. Multi paned window overlooking the garden.

Dining & Seating Area

Radiator and tiled floor. Multi paned windows to front and side aspects. Hard wood glazed stable door opening on to the garden.

Dining Room

17' 7" x 12' 5" (5.36m x 3.78m)

Radiator. Dual aspect with multi paned windows to each side. Door to Garage.

Sitting Room

19' 3" x 15' 9" (5.87m x 4.80m)

Feature inglenook fireplace with Oak lintel and flag stone hearth. Fabulous multi paned, walk bay window to garden aspect. Two further multi paned windows to each side. Radiator and wood block flooring.

Galleried Landing

Light, airy and spacious with Velux skylight and study area. Airing cupboard. Doors to all Bedroom and family Bathroom.

Bedroom 1

14' 10" x 12' 3" (4.52m x 3.73m)

Built in wardrobes. Loft access. Radiator. Dual aspect multi paned windows.

Bedroom 2

10' 2" x 10' 1" (3.10m x 3.07m)

Built in wardrobe. Radiator. Multi paned window overlooking the garden.

Bedroom 3

12' 9" x 7' 10" (3.89m x 2.39m)

Built in cupboard. radiator. Deep silled, multi paned window overlooking the garden.

Family Bathroom

Fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash hand basin and low level W.C. Radiator and window. Door to Ante Room.

Ante Room

7' 10" x 6' 10" (2.39m x 2.08m)

Loft access. Radiator. Deep silled window overlooking the garden.

Glorious Gardens

Beautiful, mature, well stocked walled gardens which are predominately laid to lawn with an abundance of well stocked beds, rockery and ornamental pond. Five bar gated access onto gravelled driveway.

Double Garage

Up and over door to front. Pedestrian door to Dining Room. Power connected.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - F

