Caswell Lane, Clapton in Gordano, Bristol, Somerset. BS20 7RT

£750,000 Freehold

FOR SALE

HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Dating back to the 1800s, Stratton Cottage seamlessly blends historic charm with modern comforts, making it an ideal family home. Nestled on a large elevated plot in the sought-after area of Clapton-in-Gordano, this property spans a third of an acre. It boasts a private driveway and a separate stone-built garage, with breathtaking views stretching over the valleys towards the Severn Estuary. This stunning home offers versatile and enchanting living spaces, including four bedrooms, a mezzanine room, a study, and a playroom. Additional spaces include a kitchen/breakfast room, dining room, utility room, and a spacious living room. The current owners have upgraded the heating systems to feature a class A energy-efficient solid fuel heating system installed in 2022 and a solar array providing hot water from spring to autumn.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Cottage
- Four Bedrooms
- Third of an Acre Plot
- Ample Parking for up to Six Cars
- Property Dates Back to the 1800's
- Far Reaching Views
- EPC - E
- Council Tax Band - E
- Sought After Location

ROOM DESCRIPTIONS

Entrance

Double glazed door opening to entrance hall with stone flooring and stairs rising to mezzanine level.

Mezzanine

8' 0" x 14' 6" (2.44m x 4.42m) Double glazed sky light and double glazed character window to front aspect, radiator.

Inner Hallway

Double glazed french doors opening to rear courtyard area, radiator and stairs rising to living room

Living Room

14' 0" x 14' 6" (4.27m x 4.42m) Double glazed window with dual aspects, double glazed french doors opening to front aspect, engineered oak flooring, log burning stove and radiators.

Secondary Living Room

12' 0" x 14' 0" (3.66m x 4.27m) Double glazed windows with dual aspects, radiator.

Study

7' 0" x 6' 4" (2.13m x 1.93m) Double glazed window to rear aspect, radiator.

Dining Room

10' 0" x 12' 7" (3.05m x 3.84m) Parkray solid fuel stove within an 18th century
fireplace and wooden beam over, double glazed window to front aspect

Kitchen

11' 0" x 16' 0" (3.35m x 4.88m) Double glazed window to front aspect, range of wall and base units inset belfast sink and drainer with mixer taps over, range cooker which also acts to heat the water in the winter months

Utility Room

10' 0" x 9' 9" (3.05m x 2.97m) Range of base units inset belfast sink and drainer, double glazed door to rear courtyard

Downstairs Shower Room

Low level WC, wash hand basin and fully enclosed shower with fitted shower attachment

Stairs Rising to First Floor

Bedroom

11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to front aspect, radiator and storage cupboard

Bedroom

11' 0" x 7' 8" (3.35m x 2.34m) Double glazed window to front aspect, radiator

Bedroom

7' 0" x 8' 4" (2.13m x 2.54m) double glazed sky light, built in storage, radiator.

Bathroom

10' 0" x 6' 10" (3.05m x 2.08m) Obscure double glazed window to rear aspect, low level WC, wash hand basin, bath with mixer taps over, separate enclosed shower with shower attachment over, heated towel rail .

Additional Cloakroom

Low level WC, wash hand basin and radiator.

Stairs Rising to Top Floor

Top Floor Landing/Study

6' 0" x 9' 8" (1.83m x 2.95m) Double glazed window to front aspect, radiator.

Bedroom

14' 0" x 9' 2" (4.27m x 2.79m) Double glazed window with front aspect, radiator and storage cupboard, sky light.

Outside

The main garden area is situated to the side of the house, showcasing a gently sloping lawn that leads to an orchard with various fruit trees and vegetable patches. The front garden, also laid to lawn, is skillfully landscaped to provide a private setting for enjoying the expansive views. The house is accessed via a gravel driveway, which includes a standalone stone-built garage equipped with power and lighting.

FLOORPLAN & EPC

Floor 0

Bathroom
7'0" x 3'1"
2.08 x 0.92 m

Utility Room
10'0" x 9'9"
3.06 x 2.99 m

Inner Hallway
8'0" x 9'2"
2.35 x 2.79 m

Kitchen
11'0" x 16'0"
3.42 x 4.86 m

Dining Room
10'0" x 12'7"
3.20 x 3.84 m

Entry
8'0" x 5'2"
2.34 x 1.58 m

Floor 0

Floor 1

Secondary Living Room
12'0" x 14'0"
3.80 x 4.27 m

Office/Study
7'0" x 6'4"
2.10 x 1.94 m

WC
4'0" x 3'1"
1.27 x 0.93 m

Bathroom
6'0" x 6'10"
1.91 x 2.09 m

Hallway
3'0" x 5'7"
1.00 x 1.72 m

Landing
7'0" x 5'9"
2.09 x 1.76 m

Bedroom
7'0" x 8'4"
2.27 x 2.55 m

Living Room
14'0" x 14'6"
4.40 x 4.42 m

Mezzanine Floor
8'0" x 14'6"
2.31 x 4.43 m

Bedroom
11'0" x 10'1"
3.32 x 3.08 m

Bedroom
11'0" x 7'8"
3.32 x 2.34 m

Landing
3'0" x 3'10"
0.90 x 1.18 m

Floor 1

Floor 2

Study
6'0" x 9'8"
1.86 x 2.94 m

Bedroom
14'0" x 9'2"
4.36 x 2.81 m

Floor 2

Approximate total area[1]

1832.02 ft²

170.2 m²

Reduced headroom

84.28 ft²

7.83 m²

(1) Excluding balconies and terraces

⬚ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

HOUSE FOX

THE FAIRER FEES ESTATE AGENT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		81
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**	42	
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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