

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

Summerlands, Silver Street, Nailsea. BS48 2DS

£775,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Summerlands is a delightful semi detached cottage full of charm and character, steeped in history and original features, yet embracing the comforts of modern living. Surprisingly private, this pretty Wisteria swathed gem is tucked away in the most idyllic of settings just a stones throw from the town centre with its choice of supermarkets, shops, restaurants and coffee bars. Coming to market for the first time in many decades, this quaint cottage has substantial accommodation arranged over two floors. On the ground floor; a Reception Hall with quarry tiled floor, Sitting Room with natural stone fireplace, Dining Room with walk in bay window, a well equipped kitchen with Aga, large Utility Room with original water pump, Cloakroom and Pantry with meat safe and ample storage. The second floor has four good sized Bedrooms, a family Bathroom and separate W.C. Outside, to the front, there is an impressive tree lined approach with lawns and colourful floral displays leading to cottage. Here there is a paved patio area to sit and enjoy the secluded space and beautiful outlook. A natural stone and tiled barn provides a useful storage area and leads to spectacular rear gardens which offer level lawns, patios and pathways amongst a variety of mature plants and fruit trees. There is also a storage area for garden tools and a workshop with power connected.

FEATURES

- Idyllic, Private Setting Surprisingly Close To Town Centre
- Sitting In Large Gardens & Screened From View
- Reception Hall
- Sitting Room, Dining Room & Study
- Kitchen & Utility Room
- Rear Lobby & Pantry
- 4 Bedrooms
- Bathroom & Separate W.C.
- Large Workshop
- Natural Stone & Tiled Open Barn With Built In Pizza Oven



ROOM DESCRIPTIONS

Reception Hall

Entered via composite glazed door. Quarry tiled floor. Fabulous staircase with intricate detail on the banister and stringer. UPVC double glazed deep sill window with carved window seat. Radiator. Ledge and brace doors to Sitting Room, Study, Dining Room and Kitchen.

Sitting Room

17' 11" x 11' 1" (5.46m x 3.38m)

Feature stone fireplace with inset wood burner. Built in cupboard to recess and shelved alcove. Radiator. Two UPVC double glazed windows to front, one with window seat. UPVC all glazed door opening onto front patio.

Study

11' 8" x 11' 2" (3.56m x 3.40m)

Stripped wood floor. Radiator. Deep sill UPVC double glazed window to rear.

Dining Room

13' 3" x 11' 0" (4.04m x 3.35m)

Feature fireplace with inset wood burner. Built in cupboards to recesses either side. Radiator. UPVC double glazed walk in bay window to front and UPVC double glazed window to side. Door To Dining Room.

Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)

Fitted with a range of wall and base units with Granite and solid wood block work surfaces and upstands. Inset one and a half bowl sink and drainer with mixer tap. Built in electric oven, hob and extractor. Built in gas fired Aga. Space for dishwasher. Fixed stained glass window into Utility Room. Quarry tiled floor and UPVC double glazed window to side. Door to Utility Room.

Utility Room

12' 2" x 9' 10" (3.71m x 3.00m)

Fitted with a range of base units with solid wood block work surfaces over. Underhung stainless steel sink with flexi mixer tap, Groehe hot water tap and water softener. Spaces for larder fridge, larder freezer, washing machine and tumble dryer. Wall mounted Veissmann combi boiler. Original cast iron water pump. Quarry tiled floor. Skylight and UPVC double glazed window to rear. Doors to Cloakroom and Rear Lobby.

Cloakroom

Fitted with a white suite comprising; low level W.C. and wash hand basin. Tiled floor. UPVC double glazed window to side.

Rear Lobby

Tiled floor. Door to Pantry. UPVC double glazed stable door to rear.

Pantry

An original walk in pantry with meat safe, marble slab and shelving. Quarry tiled floor and window.

First Floor Landing

Airing cupboard. Doors to all Bedrooms, Bathroom and W.C.

Bedroom One

18' 0" x 11' 3" (5.49m x 3.43m) to wardrobe fronts.

A range of fitted wardrobes. Feature cast iron fireplace. Two radiators. Two UPVC double glazed windows with window seats to front.

Bedroom Two

14' 1" x 12' 1" (4.29m x 3.68m)

Feature UPVC double glazed walk in bay window to front and UPVC double glazed window to side. Fitted pedestal wash hand basin and heated towel rail and radiator.

Bedroom Three

11' 11" x 8' 0" (3.63m x 2.44m)

Feature fireplace and radiator. UPVC double glazed window with window seat overlooking the gardens and to the hillside in the distance.

Bedroom Four

8' 6" x 8' 2" (2.59m x 2.49m)

Shelved alcove and radiator. UPVC double glazed window and window seat to the front.

Family Bathroom

Tiled and fitted with a suite comprising; panelled bath, pedestal wash basin and shower cubicle with thermostatically controlled mains fed shower. Heated towel rail and vinyl flooring. UPVC double glazed windows to side and rear.

Cloakroom

Fitted with a white W.C. Full height cupboard with shelves. UPVC double glazed window.

Front Garden

An impressive frontage accessed via a long sweeping driveway edged with level lawns, mature trees and perennials, culminates with a turning area and paved patio. A superb Copper Beech tree stands in its own bed and planted with a selection of flowers and shrubs. An open barn of natural stone and tile construction joins the front and rear gardens, it provides a great storage area with a fabulous built in pizza oven.

Rear Garden

Glorious level gardens which are fully enclosed by natural hedging and laid to lawn and patios with a pergola covered pathway lined with mature plants, climbing honeysuckle and roses and edged with floral beds. A selection of fruit trees and other mature plants. There is a storage area for garden tools etc and composting and a secure and dry workshop with a lockable door and window, power and light. Gravelled pathway to the rear lobby. Outside taps and electrical sockets.

Tenure & council Tax Band

Tenure: Freehold

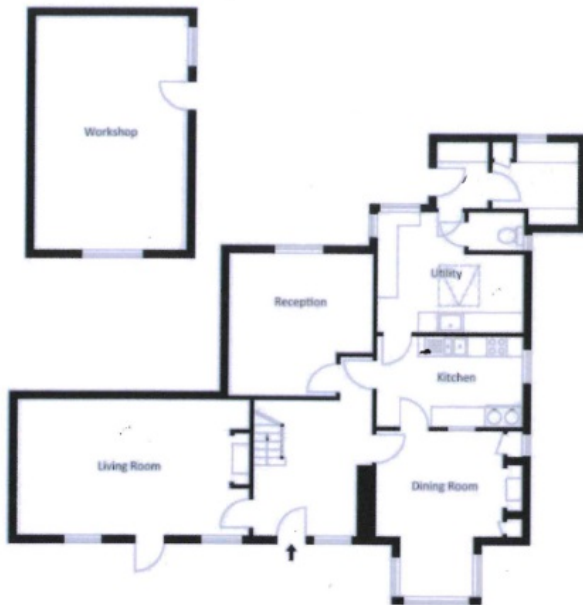
Council Tax Band: F







FLOORPLAN



Ground Floor

For illustrative purposes only. Not to scale.



First Floor

For illustrative purposes only. Not to scale.

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.