

Main Street

Farrington Gurney, Bristol, BS39 6UF

COOPER
AND
TANNER



£515,000 Freehold

A charming and extended four bedroom semi detached period cottage, located within the heart of this popular village and benefiting from an enclosed garden to the rear, attached single garage and driveway parking. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

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DESCRIPTION

A charming and extended four bedroom semi detached period cottage, located within the heart of this popular village and benefiting from an enclosed garden to the rear, attached single garage and driveway parking. Retaining its character and charm throughout to include feature fireplaces, wooden floorboards and exposed beams, 2 Duchy Cottages is wonderful family home being close to the village school and village hall. In brief the accommodation comprises an entrance hall with a staircase rising to the first floor and a cloakroom leading off, a good size lounge/diner with feature brick fireplace housing a multi-fuel stove and ample storage cupboards with doors into the kitchen/breakfast room. The kitchen/breakfast room is a good size with views over the enclosed garden at the rear. There is a range of fitted wall and base units with worktops over and space for appliances. To the first floor there is a light and airy landing with window to the front. There are two double bedrooms to one side of the landing and a further two bedrooms and a shower room to the other side. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property there are steps leading up to the front door with a low maintenance garden. There is also a driveway providing parking for 1 car which in turn leads to the single garage. A personal gate to the side of the property leads to the enclosed gardens at the rear which have been lovingly landscaped over the years and offer a lawned garden, mature flowerbeds and borders, a summerhouse and paved seating area. There is an attached workshop/laundry room with a sun room leading off overlooking the garden.

LOCATION

Farrington Gurney is a popular thriving village situated within a short driving distance to the Mendip Hills and the Chew Valley Lake area. It has convenient access to the cities of Bristol, Bath and Wells. The village offers an excellent Primary School, a Public House, an 18-hole golf course, churches and good local bus services to Bristol, Bath, Wells and nearby Midsomer Norton, with a free bus service to Norton Hill Secondary School. The latest village facility is the new multi-purpose village hall and outdoor tennis courts. The popular farm shop and café is within easy walking distance as is the Co-operative store. Tesco Superstore lies a mile or so to the East.

COUNCIL TAX BAND

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Duchy Cottages, Main Street, Farrington Gurney, Bristol, BS39

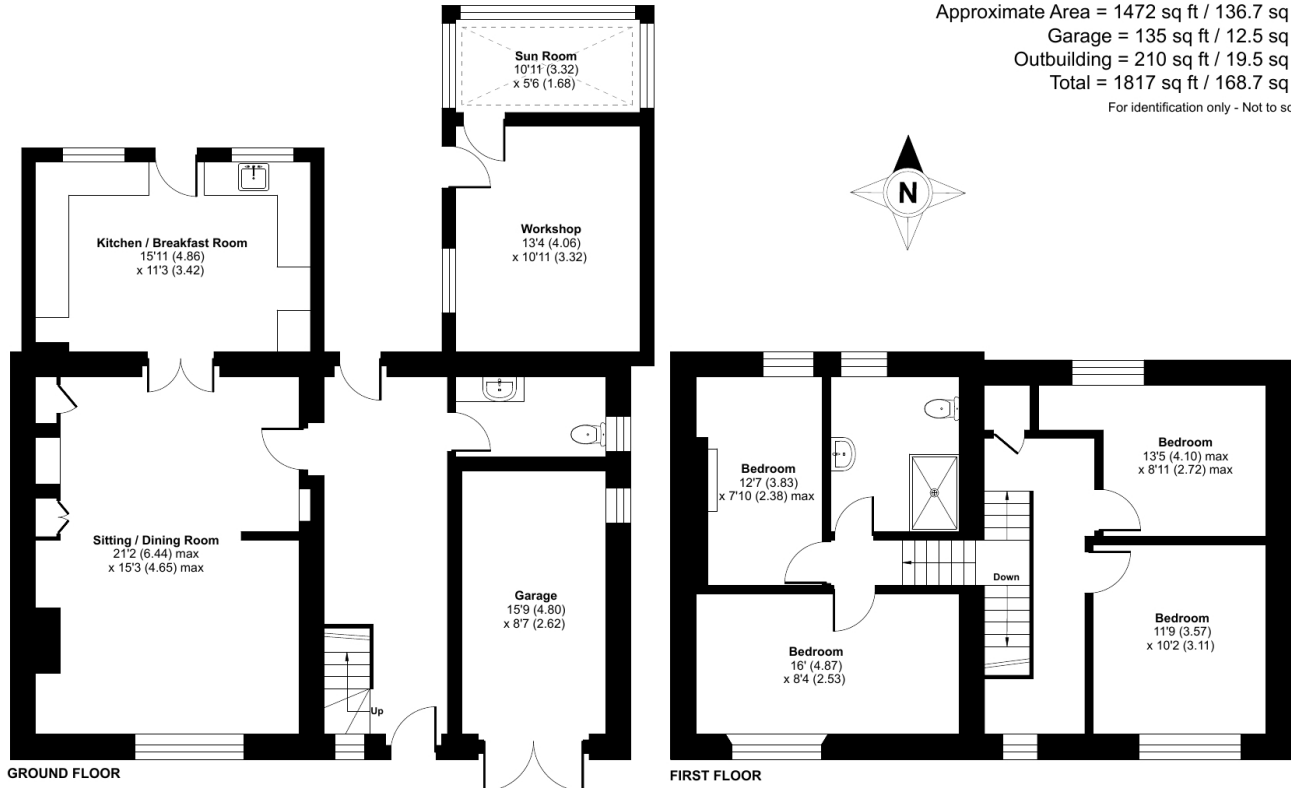
Approximate Area = 1472 sq ft / 136.7 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 210 sq ft / 19.5 sq m

Total = 1817 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1230080

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