

Cooks Hill

Clutton, Bristol, BS39 5RD

COOPER
AND
TANNER



£525,000 Freehold

A delightful and extended four bedroom semi detached character cottage which offers spacious and flexible accommodation over two floors with off road parking and terraced gardens to the rear appreciating views across neighbouring countryside to the front. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

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DESCRIPTION

A delightful and extended four bedroom semi detached character cottage which offers spacious and flexible accommodation over two floors with off road parking and terraced gardens to the rear appreciating views across neighbouring countryside to the front. Internal viewing comes highly recommended to fully appreciate what this property has to offer. In brief the accommodation comprises entrance lobby with door into the WC and kitchen/diner. The kitchen/diner has a range of fitted wall and base units with worktops over and space for appliances. There is a utility room leading off which has a door to the outside. From the kitchen/diner a door leads to a reception hall/study/playroom which has stairs rising to the first floor. In addition to the downstairs, there is another reception room/living room with feature fireplace and inset wood burning stove. The stairs from the reception hall lead up into the superb and spacious sitting room with feature wood burning stove and has french doors leading out on to the terrace. There are two good size storage cupboards leading off the sitting room. The triple aspect main bedroom is a good size and enjoys views to the front and has an en-suite shower room. In addition there are three further bedrooms, two of which enjoy views to the front and a refitted family bathroom.

OUTSIDE

To the front of the property there is a block paved parking area for 2/3 cars with electric car charging point and steps down to the front door. There is side access via a wooden gate which leads to the enclosed terraced gardens to the rear. The current vendors have landscaped the gardens over recent years and they now provide a spacious paved terrace with pergola over, ideal for those summer evenings and al-fresco dining with steps leading up onto the lawned gardens. From here there are views to the front overlooking the neighbouring countryside and beyond. There is a large wooden shed and mature flowerbeds and borders, all encompassed by fencing and hedging.

LOCATION

Clutton is a village and civil parish on the eastern edge of the affluent Chew Valley, close to the Cam Brook River, in the Bath and North East Somerset Council area, within the ceremonial county of Somerset, and straddles both the A37 and A39. It is located 9 miles from Bristol and Bath, and 11 miles from Wells. Nearby are the villages of Temple Cloud, High Littleton and Chelwood. The town of Midsomer Norton is 5 miles away. The village also benefits from a local Primary School, The Railway Inn pub & restaurant and fantastic countryside walks.

COUNCIL TAX BAND

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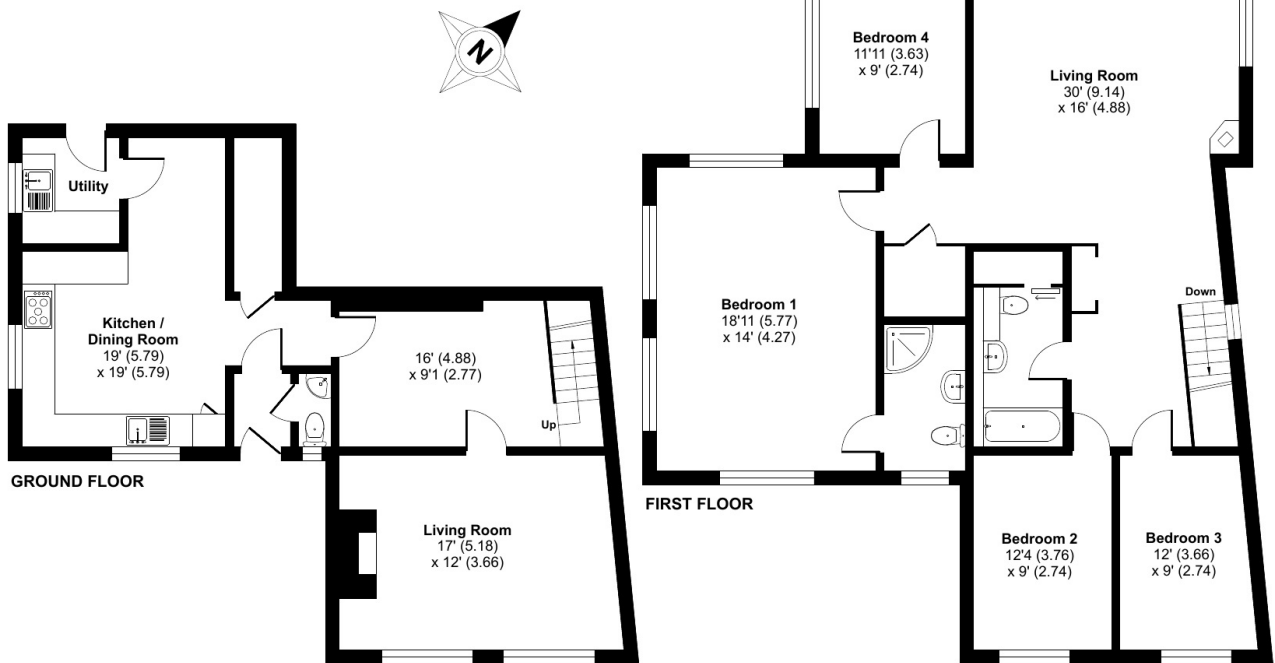




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Approximate Area = 1859 sq ft / 172.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1081118

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